



**ELGIN CITY COUNCIL AGENDA  
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS  
404 NORTH MAIN STREET  
May 19, 2026  
6:30 PM**

Members of the public may watch the meeting at:

[https://www.youtube.com/channel/UC3OGBV\\_loV0Nr3AqM1jTzA](https://www.youtube.com/channel/UC3OGBV_loV0Nr3AqM1jTzA)

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. INVOCATION**

**IV. PLEDGE OF ALLEGIANCE**

**V. PUBLIC HEARING**

- 1. PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A GYMNASIUM ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720493, SHAHOLLI ESTATES, LOT 4, ACRES 1.220, CITY OF ELGIN, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)**
- 2. PUBLIC HEARING ON 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 (ELGIN CITY, BLOCK 21) AND 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)), CITY OF ELGIN, TEXAS, BASTROP COUNTY, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)**
- 3. PUBLIC HEARING ON 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 (ELGIN**

**CITY, BLOCK 21) 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. (BEAU PERRY - CITY ENGINEER)**

- 4. PUBLIC HEARING ON 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. (BEAU PERRY - CITY ENGINEER)**

## **VI. PUBLIC COMMENT**

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

Speaker comments are limited to three (3) minutes. No formal action can be taken by the City Council 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 Mayor or Presiding Officer rather than to an individual Council 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 Council Member, Staff Member, other individual, or group.

## **VII. NEW BUSINESS PART 1**

- 1. Discussion and Possible Action Regarding Acceptance of the Resignation of the Ward 1 Council Member.**
- 2. Discussion and Possible Action Regarding Appointment of a Qualified Resident to Fill the Ward 1 Council Seat Until the Successor is Elected and Qualified.**
- 3. Economic Development Corporation Board of Directors Member Appointment**
- 4. Swearing In of the Newly Appointed City Council Member**

## **VIII. ANNOUNCEMENTS**

- 1. Steve Schroeder's Guide to Financial Planning Medicare Supplement Basics Saturday, May 30th 11AM-12PM at Elgin Public Library.**

2. **Elgin Community Health Fair Saturday, May 23rd, 10AM-1PM at Elgin Public Library.**
3. **Digital Literacy with Bastrop County Cares Thursday, May 21st 10AM-12PM at Elgin Recreation Center.**
4. **Music in the Park every Friday in May 6pm-9pm at Elgin Veteran's Memorial Park.**

#### **IX. PRESENTATION**

1. **66th Annual Public Works Week 2026 Proclamation**
2. **Emergency Medical Services Week 2026 Proclamation**
3. **Introduction of New Employees**

#### **X. CITY MANAGER'S REPORT**

1. **Discussion and Possible Direction to Staff to Transition Fire Inspection and Enforcement Services from Watkins Group Consultants, LLC to Emergency Services District No. 1**

#### **XI. CONSENT AGENDA**

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

1. **City Council Regular Meeting Minutes - May 5, 2026**

#### **XII. NEW BUSINESS PART 2**

1. **Election of the Mayor Pro Tem by the City Council**
2. **Election of the Deputy Mayor Pro Tem by the City Council**
3. **AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A GYMNASIUM ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720493, SHAHOLLI ESTATES, LOT 4, ACRES 1.220, CITY OF ELGIN, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)**
4. **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 (ELGIN CITY, BLOCK 21) AND 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)), CITY OF ELGIN, TEXAS, BASTROP COUNTY, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)**

5. 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 (ELGIN CITY, BLOCK 21) 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. (BEAU PERRY - CITY ENGINEER)
6. 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. (BEAU PERRY - CITY ENGINEER)
7. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR CONSTRUCTION SERVICES FOR THE TEXAS DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL SIDEWALK PROJECT ALSO KNOWN AS "SCHOOLS TO DOWNTOWN PROJECT" AND MAKING CERTAIN FINDINGS RELATED THERETO. (MICHAEL GONZALEZ DIRECTOR OF PUBLIC WORKS)
8. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES FOR THE HAZARD MITIGATION ASSISTANCE GRANT, AND MAKING CERTAIN FINDINGS RELATED THERETO.(MICHAEL GONZALEZ - DIRECTOR OF PUBLIC WORKS)
9. AN ORDINANCE OF THE CITY ELGIN, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SL 109 IN THE CITY LIMITS OF THE CITY OF ELGIN; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.
10. A RESOLUTION CONFIRMING THE ADOPTION OF AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SL 109 IN THE CITY LIMITS OF THE CITY OF ELGIN; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

### **XIII. EXECUTIVE SESSION**

The City Council may announce that it will adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code.

1. Section 551.071, Texas Government Code, Consultation with Attorney, and Section 551.072, Texas Government Code, Deliberation Regarding Real Property, regarding

**the potential acquisition of real property by the Elgin Economic Development Corporation for economic development purposes.**

**XIV. RECONVENE**

POSSIBLE ACTION FOLLOWING EXECUTIVE SESSION Discussion and possible action regarding authorizing the Elgin Economic Development Corporation's acquisition of real property for economic development purposes.

**XV. ADJOURNMENT**

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512)229-3223. Please provide forty-eight hours notice when feasible.

I, Peyton Standifer, City Secretary 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 Wednesday, May 13, 2026, in accordance with Chapter 551 of the Texas Government Code.



Peyton Standifer, City Secretary



## Elgin City Council Meeting Agenda Item Executive Summary

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**ITEM:** PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A GYMNASIUM ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720493, SHAHOLLI ESTATES, LOT 4, ACRES 1.220, CITY OF ELGIN, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** No Council action is requested or required on this item.

**BACKGROUND:**

The owners of this 1.220-acre tract have applied for a specific use permit for the operation of a gymnasium on currently undeveloped land in the "I" - General Industrial District. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property, which no member of the public responded to. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

1. Vicinity Map
2. Application Redacted
3. Gymnasium SUP Ordinance with Exhibit

Staff will be making a detailed presentation on this agenda item at the meeting.

Staff will provide brief comments and answer questions on this item at the meeting.

This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

# 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
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### Project Description:

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**ORDINANCE NO. 2026-05-19-XX**

**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 an indefinite period, 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 policies 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 an indefinite period, 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:**

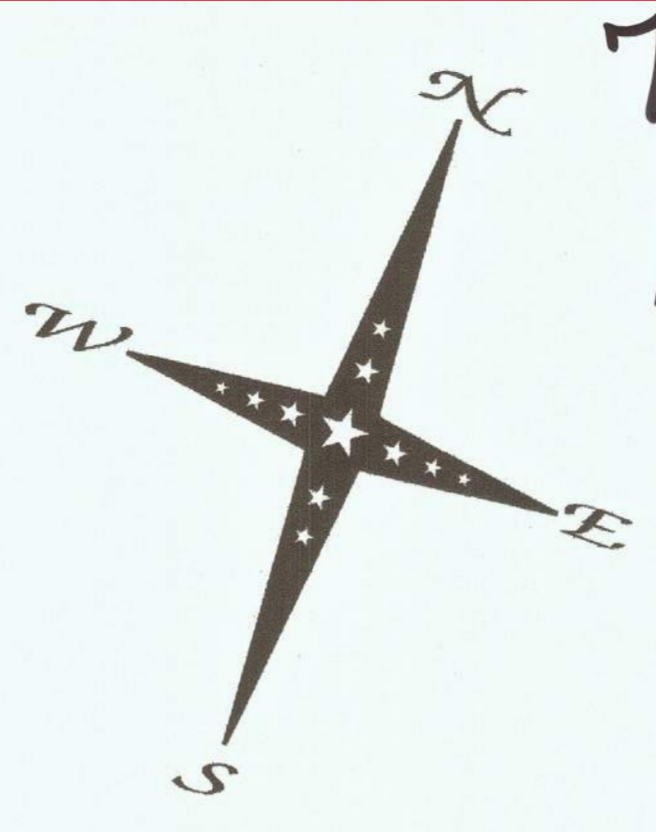
\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

# Exhibit "A"

# HAHOLLI ESTATES

SHORT FORM PLAT

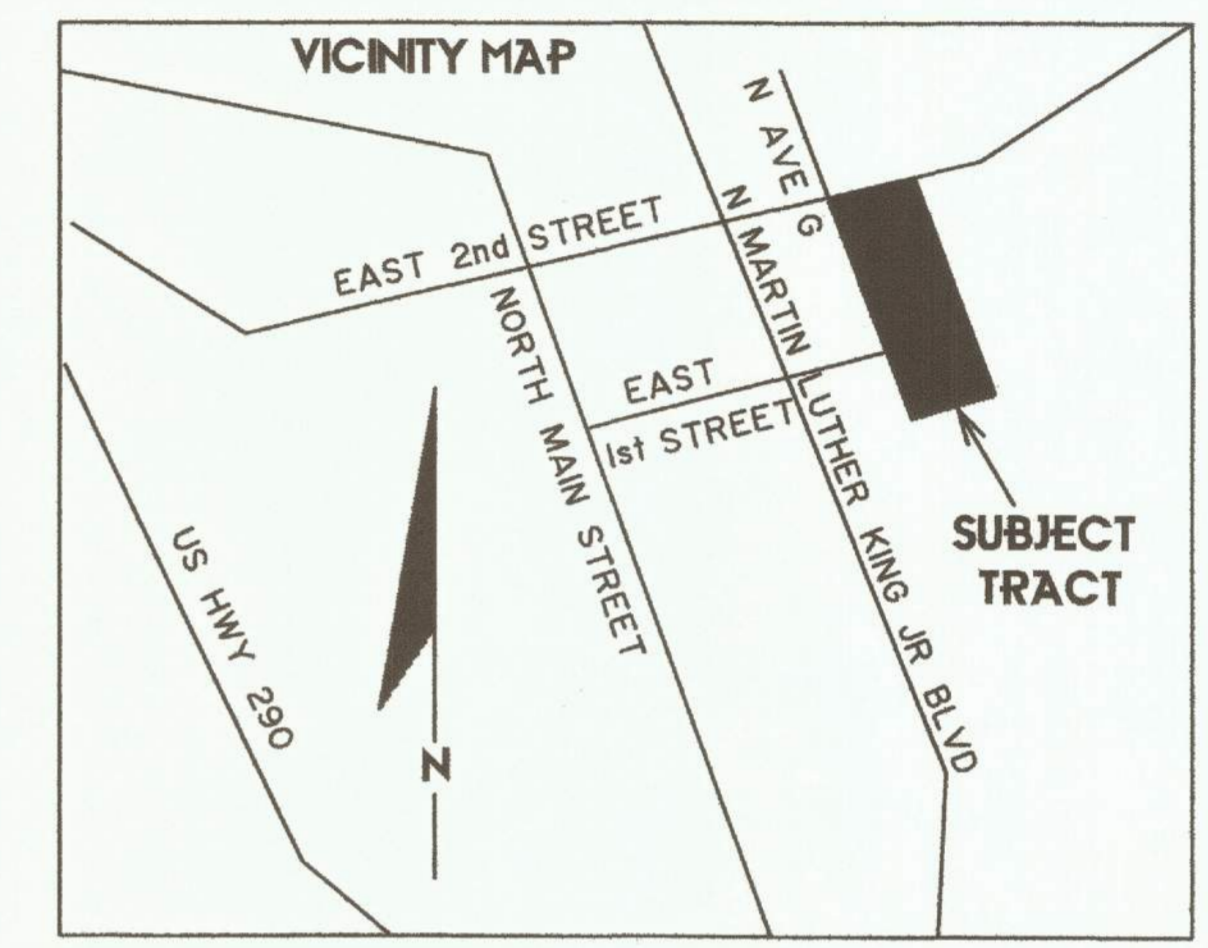
SCALE: 1" = 100'



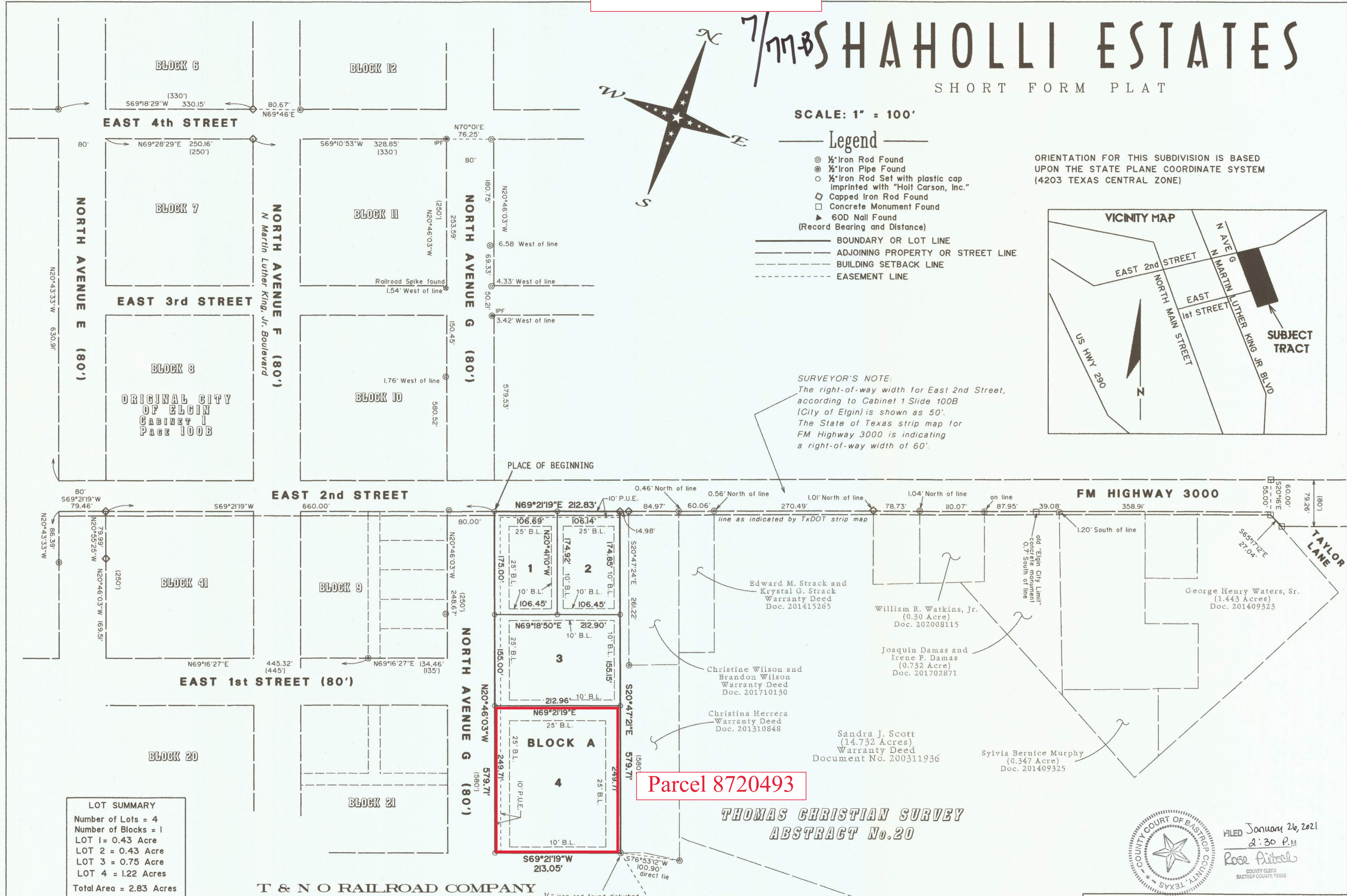
### Legend

- ⊙ 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
<b>Total Area =</b>	<b>2.83 Acres</b>

**Parcel 8720493**

**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 25<sup>th</sup> 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 26<sup>th</sup> 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

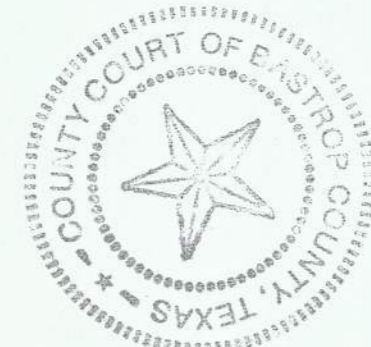
I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26<sup>th</sup> DAY OF January, 20 21 A.D. AT 2:30 O'CLOCK P.M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS,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

FILED FOR RECORD ON THE 26<sup>th</sup> 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 15<sup>th</sup> 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



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



04-2021

DATE

7/78-A

# 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 (1/1 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 & 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 & N O Railroad, S69 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.



## Elgin City Council Meeting Agenda Item Executive Summary

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**ITEM:** PUBLIC HEARING ON 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 (ELGIN CITY, BLOCK 21) AND 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)), CITY OF ELGIN, TEXAS, BASTROP COUNTY, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** No Council action is requested or required on this item.

**BACKGROUND:**

The owners of this 1.004-acre tract have requested a zoning change from "R-2" Single-Family and Duplex Dwelling District to "C-2" General Commercial District to allow for the impervious coverage required for a proposed specific-use skating rink. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026 for this change request.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

1. Vicinity Map
2. Application Page Redacted
3. Rezoning Ordinance with Exhibit

Staff will be making a detailed presentation on this agenda item at the meeting.

- { } Staff will provide brief comments and answer questions on this item at the meeting.
- {X} This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

# 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.

_____	_____	_____
<b>Signature</b>	<b>Printed Name</b>	<b>Date</b>

### Project Description:

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**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 (ELGIN CITY, BLOCK 21) 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.

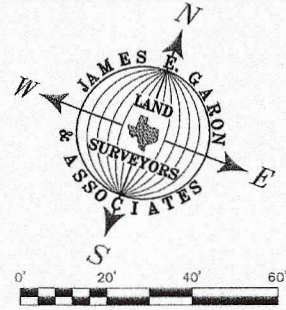
**READ, PASSED, and ADOPTED** on first reading this the 19th day of May 2026.

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

**ATTEST:**

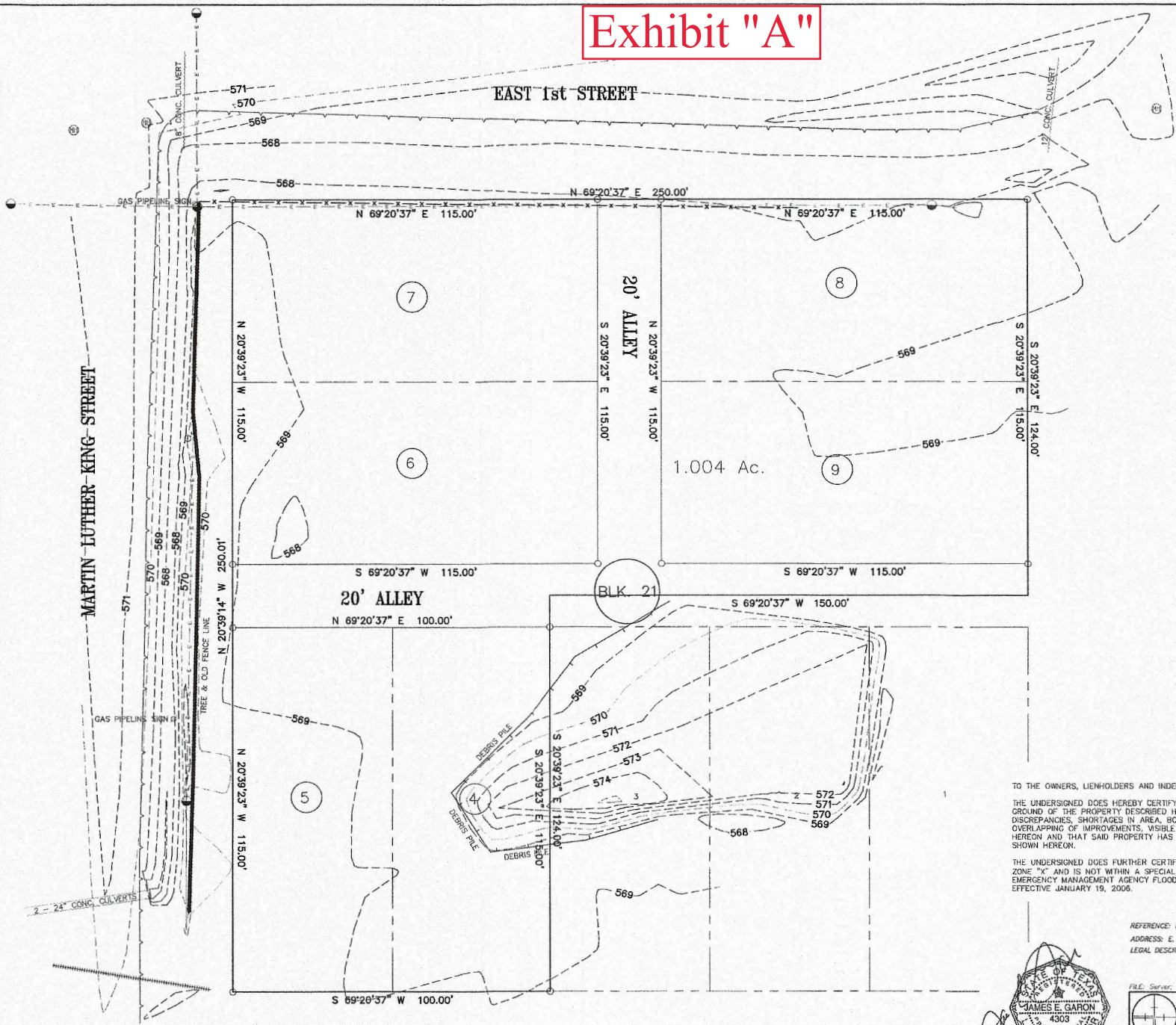
\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

# Exhibit "A"



**LEGEND**

	CALCULATED POINT
	1/2" REBAR FOUND
	1 1/2" REBAR SET W/ CAP
	STAMPED L.E. GARON RPLS 4303
	1/2" PIPE SET (UNLESS NOTED)
	1 1/2" PIPE FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
	664 NAIL FOUND
	664 NAIL SET
	TREE (SIZE & TYPE NOTED)
	FENCE POST FOUND
	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	P.U.E.
	DRAINAGE EASEMENT
	BUILDING LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE
	DOWN OUT
	(DUG-OUT) RECORD CALL
	(DUG) RESTRICTIVE EASEMENTS

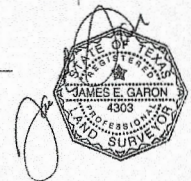


TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

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 OF 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. 48021C0100E, EFFECTIVE JANUARY 19, 2006.

REFERENCE: BARRY BARKER G.F. NO. 160279-ELG  
 ADDRESS: E. 1ST STREET @ N. AVE. "F" (MCK 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. 1008; PLAT RECORDS, BASTROP COUNTY, TEXAS.  
 FILE: Survey: C:\BASTROP\CITY OF ELGIN\BLK 21\28818 FLD BK: 2512, 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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## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** PUBLIC HEARING ON 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 (ELGIN CITY, BLOCK 21) 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. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** No Council action is requested or required on this item.

**BACKGROUND:**

The owners of this 1.004-acre tract have applied for a specific use permit for the operation of a skating rink on property also requesting rezoning to the "C-2" General Commercial District. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

1. Vicinity Map
2. Application Page Redacted
3. Skating Rink SUP Ordinance with Exhibit

Staff will be making a detailed presentation on this agenda item at the meeting.

Staff will provide brief comments and answer questions on this item at the meeting.

This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

# 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.

[REDACTED] \_\_\_\_\_

Signature

Printed Name

Date

### Project Description:

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\_\_\_\_\_



**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 (ELGIN CITY, BLOCK 21) 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 an indefinite period 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 an indefinite period, 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.

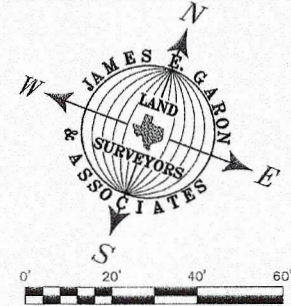
**READ, PASSED, and ADOPTED** on first reading this the 19th day of May 2026.

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

**ATTEST:**

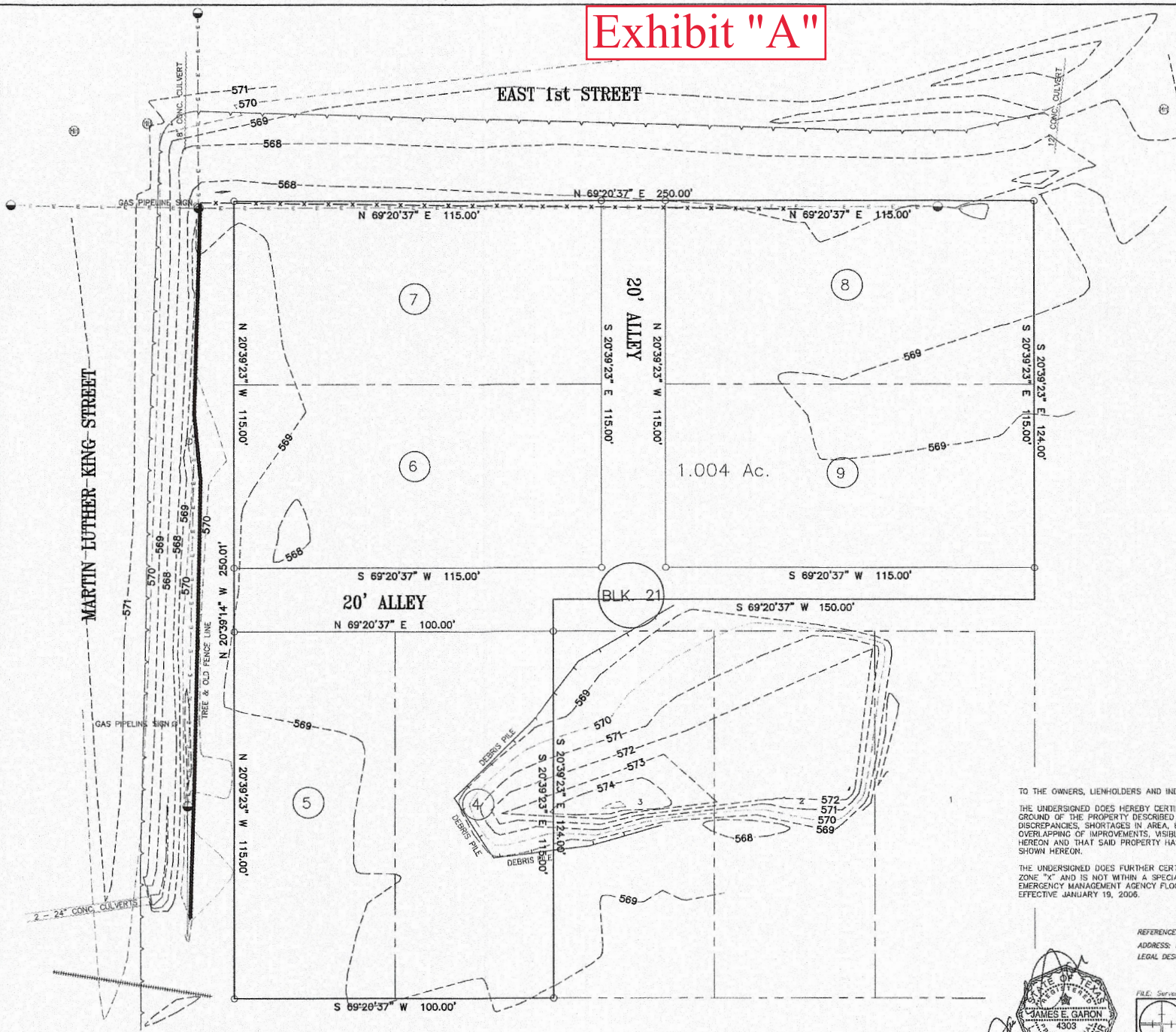
\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

# Exhibit "A"



**LEGEND**

	CALCULATED POINT
	1/2" REBAR FOUND
	1 1/2" REBAR SET W/ CAP
	STAMPED L.E. GARON PLUS 4303
	1/2" PIPE SET (UNLESS NOTED)
	1 1/2" PIPE FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
	664 NAIL FOUND
	664 NAIL SET
	TREE (SIZE & TYPE NOTED)
	FENCE POST FOUND
	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	P.U.E. PUBLIC UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	B.L. BUILDING LINE
	P.W. POWER POLE
	O.H.E. OVERHEAD ELECTRIC LINE
	D.O. DOWN OUT
	REC. CALL
	R.C. RESTRICTIVE COVENANTS

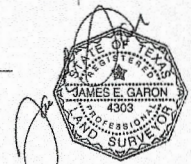


TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

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 OF 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. 48021C0100E, EFFECTIVE JANUARY 19, 2006.

REFERENCE: BARRY BARKER G.F. NO. 1608279-ELG  
 ADDRESS: E. 1ST STREET @ N. AVE. "F" (M.K. 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. 1008; PLAT RECORDS, BASTROP COUNTY, TEXAS.  
 FILE: Survey: C:\BASTROP\CITY OF ELGIN\BLK 21\28818 FLD BK: 2512, 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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## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** PUBLIC HEARING ON 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. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** No Council action is requested or required on this item.

**BACKGROUND:**

The owners of this 45.405-acre tract have requested a zoning change from "R-1" Single-Family Dwelling District to "C-3" Highway Commercial District to align with a previous rezoning of the front half of the property, following annexation of this tract in support of the Silo Ranch development. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026 for this change request.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

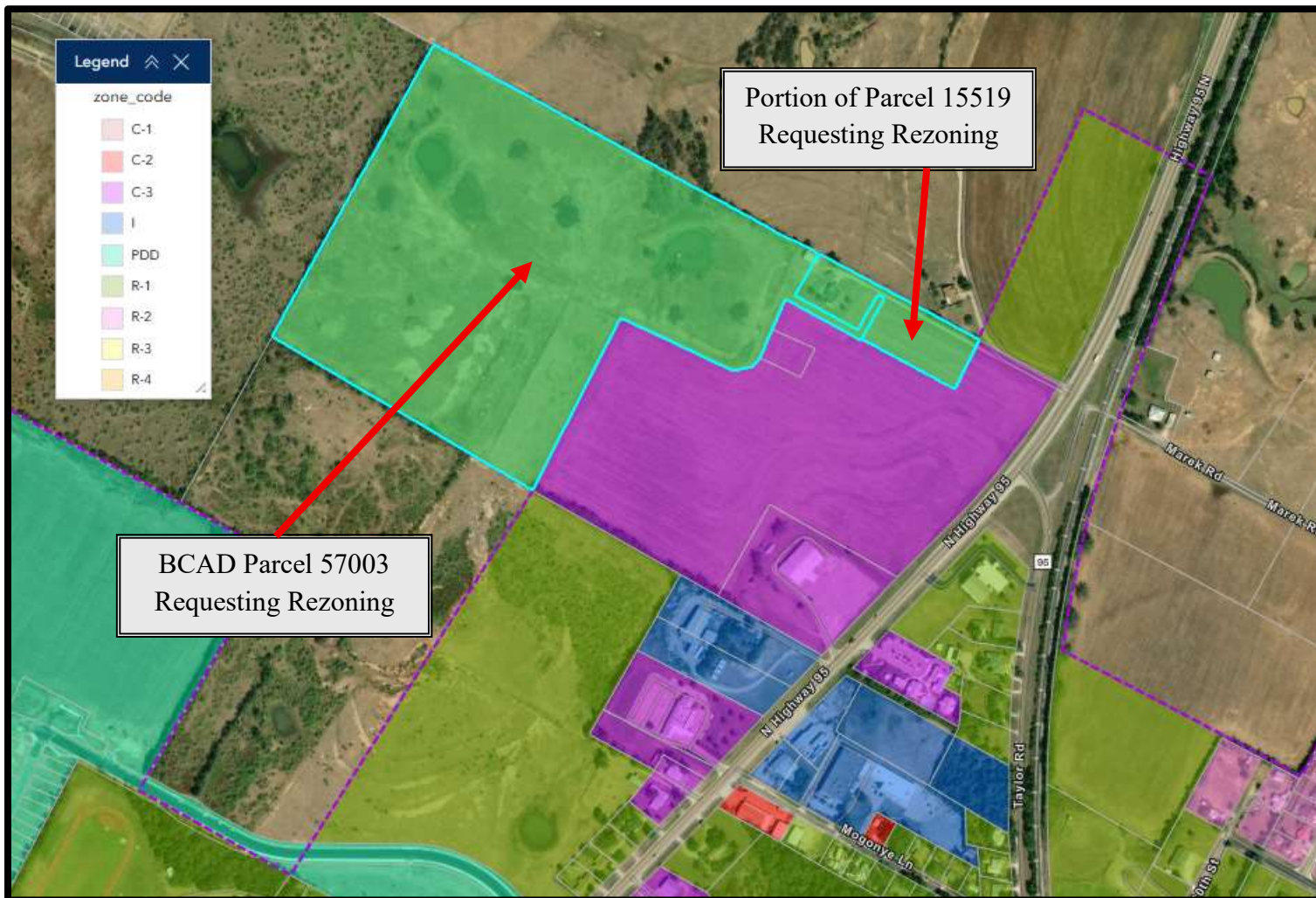
1. Vicinity Map
2. Application Redacted
3. Rezoning Ordinance with Exhibit

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



## 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:

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\_\_\_\_\_



**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:**

\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

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

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

**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

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

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

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

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

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

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

**Exhibit "A"**

**<> 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"

N61°16'15"W 1153.79'

N61°29'37"W  
 17.14'

1/2"

666.68'  
 S61°29'37"E 812.71'

1/2" SOUTH

146.03'

5/8"

248.75'  
 S21°19'07"W

L3

L2

L1

N63°01'27"W  
 335.19'

N63°12'01"W  
 410.95'

(R.O.W. WIDTH  
 VARIES)

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

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

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

**Exhibit "A"**

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



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** Discussion and Possible Action Regarding Acceptance of the Resignation of the Ward 1 Council Member.

**DEPARTMENT:** Executive

**PROPOSED ACTION:** To accept the resignation of Council Member Casnovksy

**BACKGROUND:**

The City of Elgin held a General Election to fill expiring terms for Mayor At-Large, Ward 1 representative, Ward 2 representative, Ward 3 representative, and Ward 4 representative on the City Council. No candidate applied for the Ward 1 City Council Member position, and no candidate was present on the ballot. Under Texas law, the current Council Member will serve as a holdover until they resign, or a successor is duly elected and qualified.

Texas Elections Code Section 201.001 states "*To be effective, a public officer's resignation or an officer-elect's declination must be in writing and signed by the officer or officer-elect and delivered to the appropriate authority for acting on the resignation or declination. The authority may not refuse to accept a resignation.*".

Texas Elections Code Sec. 201.023. RESIGNATION. states "*If an officer submits a resignation, whether to be effective immediately or at a future date, a vacancy occurs on the date the resignation is accepted by the appropriate authority or on the eighth day after the date of its receipt by the authority, whichever is earlier.*". Thus, the City Council must accept the resignation of the Council Member for this resignation to be effective.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

Staff does not have a recommendation.

**ATTACHMENTS:**

None

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



## Elgin City Council Meeting Agenda Item Executive Summary

**ITEM:** Discussion and Possible Action Regarding Appointment of a Qualified Resident to Fill the Ward 1 Council Seat Until the Successor is Elected and Qualified.

**DEPARTMENT:** Executive

**PROPOSED ACTION:** Appointment of Jessica Jaimes to the vacant Ward 1 position

**BACKGROUND:**

The City of Elgin held a General Election to fill expiring terms for Mayor At-Large, Ward 1 representative, Ward 2 representative, Ward 3 representative, and Ward 4 representative on the City Council. No candidate applied for the Ward 1 City Council Member position, and no candidate was present on the ballot. After the resignation of the Ward 1 Council Member, Joy Casnovsky, a qualified resident must be appointed. Jessica Jaimes has applied for the appointment. Below is the application section of the Elgin City Charter.

Home Rule Charter Chapter IV - City Council  
Sec. 8. - Vacancies, Forfeiture, Filling of Vacancies.

C.

*Filling of Vacancies.* When any vacancy occurs on the council for any reason, a special election shall be ordered as soon as practicable and shall be held in accordance with the Texas Election Code; and further providing that, if such vacancy occurs within 90 days of the Next Regular Election, the Council shall not appoint a replacement but if such vacancy occurs at a time greater than 90 days of the next Regular Election, the Council shall appoint a replacement

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was {} included {} not included in the current-year budget {X} N/A

**RECOMMENDATION:**

Staff does not have a recommendation.

**ATTACHMENTS:**

None

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- { } Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

## Form 23-3 - Statement of Officer (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

### **Execution and Delivery Instructions**

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

**Mail:** P.O. Box 12887, Austin, Texas 78711-2887.

**Overnight mail or hand deliveries:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

**Fax:** (512) 463-5569.

**Email:** Scanned copies of the executed Statement may be sent to [register@sos.texas.gov](mailto:register@sos.texas.gov)

*NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).*

### **Commentary**

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85<sup>th</sup> Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and  
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State—these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office. **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:*** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

***Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or [register@sos.texas.gov](mailto:register@sos.texas.gov)***

Revised 09/2023

**Form #23-3 Rev. 09/2023**  
**Submit to:**  
**SECRETARY OF STATE**  
**Government Filings**  
**Section P O Box 12887**  
**Austin, TX 78711-2887**  
**512-463-6334**  
**512-463-5569 - Fax**  
**Filing Fee: None**



**STATEMENT OF OFFICER**

**Statement**

I, \_\_\_\_\_, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: \_\_\_\_\_

**Execution**

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Officer

## Form 23-2 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

### **Execution and Delivery Instructions**

The Oath is considered filed once it has been received by this office.

**Mail:** P.O. Box 12887, Austin, Texas 78711-2887.

**Overnight mail or hand deliveries:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

**Fax:** (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

**Email:** Scanned copies of the executed Oath may be sent to [register@sos.state.tx.us](mailto:register@sos.state.tx.us). If emailed, the original Oath should also be mailed to the appropriate address above.

*NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.*

### ***Commentary***

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

#### ***Officers Required to File Oath of Office with the Secretary of State:***

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

#### ***Officers Not Required to File Oath of Office with the Secretary of State:***

- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

*Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or [register@sos.state.tx.us](mailto:register@sos.state.tx.us).*

*Revised 9/2023*

This space reserved for office use

Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, \_\_\_\_\_, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of \_\_\_\_\_ of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

(seal)

\_\_\_\_\_  
Signature of Notary Public or Other Officer  
Administering Oath

\_\_\_\_\_  
Printed or Typed Name



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** 66th Annual Public Works Week 2026 Proclamation

**DEPARTMENT:** Executive

**PROPOSED ACTION:** None.

**BACKGROUND:**

Proclamation for the 66th Annual National Public Works Week on May 17–23, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

1. Proclamation for Public Works Week 2026

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

# **PROCLAMATION RECOGNIZING MAY 17 – 23, 2026, AS NATIONAL PUBLIC WORKS WEEK**

**WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are essential to the health, safety, and quality of life of every citizen of the City of Elgin; and

**WHEREAS**, these services could not be provided without the dedicated efforts of public works professionals and staff, who are responsible for rebuilding, improving, and protecting our transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

**WHEREAS**, these dedicated individuals often work behind the scenes in response to emergencies including storms, flood and infrastructure failures, to restore essential services and protect the community; and

**WHEREAS**, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association which provides an opportunity to recognize and honor the contributions of public works employees, engineers, and contractors who build and sustain the foundation of our community; and

**WHEREAS**, this year’s theme “Rooted in Service, Powered by Community” emphasizes innovation, suitability and resilience in building the infrastructure of tomorrow.

**NOW, THEREFORE, I, THERESA Y. MCSHAN**, recognize the week of May 17–23, 2026, as National Public Works Week in the City of Elgin and encourage all residents to commend, recognize, and honor the important work of all public works professionals, engineers, managers, and employees during this time and join in celebrating their contributions to our community.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Elgin to be affixed this 19<sup>th</sup> day of May 2026.

---

Theresa Y. McShan, Mayor  
City of Elgin, Texas



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** Emergency Medical Services Week 2026 Proclamation

**DEPARTMENT:** Executive

**PROPOSED ACTION:** None.

**BACKGROUND:**

Proclamation for Emergency Medical Services Week on May 17–21, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

1. Proclamation for EMS Week Proclamation 2026

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

**PROCLAMATION RECOGNIZING MAY 17 – 23, 2026, AS EMERGENCY  
MEDICAL SERVICES WEEK**

**WHEREAS**, emergency medical services are a vital public service, with members of EMS teams ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

**WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

**WHEREAS**, these services fill healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

**WHEREAS**, the EMS system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

**WHEREAS**, the members of emergency medical services teams, both career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

**WHEREAS**, it is fitting and proper to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week, and to honor this occasion on its 52nd anniversary.

**NOW, THEREFORE, I, THERESA Y. MCSHAN**, recognize the week of May 17–23, 2026, as Emergency Medical Services Week in the City of Elgin and encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Elgin to be affixed this 19<sup>th</sup> day of May 2026.

---

Theresa Y. McShan, Mayor  
City of Elgin, Texas



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** Introduction of New Employees

**DEPARTMENT:** Human Resources

**PROPOSED ACTION:** This item is for presentation only. No action is needed.

**BACKGROUND:**

The City continues to invest in its workforce to ensure the effective delivery of services and support of organizational goals. Through approved recruitment efforts conducted in accordance with City personnel policies, new hires are selected based on qualifications, professional experience, and commitment to public service.

HR is pleased to introduce our new employees who have recently joined the City team. We are excited to welcome them and look forward to the contributions they will make in support of the city's priorities and the community we serve.

City Council will have the opportunity to formally welcome these employees during the meeting.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

This item is for presentation only.

**ATTACHMENTS:**

None

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** Discussion and Possible Direction to Staff to Transition Fire Inspection and Enforcement Services from Watkins Group Consultants, LLC to Emergency Services District No. 1

**DEPARTMENT:** Executive

**PROPOSED ACTION:** Possible direction to staff and discussion amongst the Council.

**BACKGROUND:**

The City, having no in-house fire inspection service, is compelled to contract with Watkins Group Consultants, LLC. This item is for consideration to transfer fire inspection and enforcement services from Watkins Consultants to Emergency Services District No. 1 with full consideration of the terms of the agreement passed in RES2025-05-06-55.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

Staff does not have a recommendation.

**ATTACHMENTS:**

None

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** City Council Regular Meeting Minutes - May 5, 2026

**DEPARTMENT:** Executive

**PROPOSED ACTION:** Approval of the meeting minutes.

**BACKGROUND:**

The City Council held a regular meeting on May 5, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

1. City Council Regular Meeting Minutes - May 5, 2026

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



*perfectly situated...*

**ELGIN CITY COUNCIL MINUTES**  
**May 5, 2026**  
**6:30 PM**

**CALL TO ORDER**

Mayor McShan called the meeting to order at 6:30 PM.

**ROLL CALL**

Mayor McShan called roll. All members were present.

Present:

Theresa Y. McShan, Mayor  
Arthur Gibson III, Council Member, Ward 1  
Joy Casnovsky, Council Member, Ward 1  
Chuck Swain, Council Member, Ward 2  
YaLecia Love, Deputy Mayor Pro Tem, Ward 2  
Al Rodriguez, Council Member, Ward 3  
Tiffany St. Pierre, Council Member, Ward 3  
Liston Crim, Council Member, Ward 4  
Sue Brashar, Mayor Pro Tem, Ward 4

Staff:

Robert Eads, City Manager  
Peyton Standifer, City Secretary  
Mark Schroeder, City Attorney  
Kaley Frye, Economic Development Director  
Michael Gonzalez, Public Works Director  
Chris Noble, Chief of Police  
Beau Perry, Development Services Director/City Engineer  
Sonia Browder, Media Specialist  
Heather Fowler, Library Services Manager  
Esmeralda Rangel, Assistant City Secretary  
Uriel Campos, Administrative Assistant  
Riggin Anderson, Parks and Recreation Program Manager

**INVOCATION**

Council Member Gibson provided the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor McShan led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States and the Pledge of Allegiance to the Texas Flag.

## **PUBLIC COMMENT**

Pamela Fowler, Bollerstedt Road, invited the Council to the Littig Juneteenth Reunion from June 19–21. They will be in three different locations with the biggest in at the VFW on June 20th to celebrate family, heritage and culture.

Juan Hernandez, Jones Road in Manor, Texas, invited the Council to the Littig Community Clean-Up on May 30th 9am-12pm. Last year, totaling 28 members, they picked up 100 bags of trash, and they hope to double that this year.

Anne Brockenbroush, Jones Road in Manor, Texas, invited the Council to the Littig Community Clean-Up and the Juneteenth Celebration.

Jon Beal, Flora Cove, stated that he had nothing to add after the previous comments.

## **ANNOUNCEMENTS**

- 1. Steve Schroeder's Guide to Financial Planning — Life Insurance 101 Saturday, May 2nd at Elgin Public Library 11am-12pm.**  
Heather Fowler, Library Services Manager, provided this announcement to the Council.
- 2. Friends of Elgin Library Presents Meet the Authors Event on Saturday, May 2nd, at Elgin Public Library 2pm-4pm.**  
Heather Fowler, Library Services Manager, provided this announcement to the Council.
- 3. Elgin Community Health Fair on Saturday, May 23rd, at Elgin Public Library 10am-1pm.**  
Heather Fowler, Library Services Manager, provided this announcement to the Council.
- 4. Elgin Music in the Park - Thomas Family, May 8th at Veteran's Memorial Park Expansion 7pm**  
Heather Fowler, Library Services Manager, provided this announcement to the Council.
- 5. Shop Local Buisnesses - Mother's Day Weekend, Downtown Elgin**  
Heather Fowler, Library Services Manager, provided this announcement to the Council.

## **PRESENTATION**

- 1. National Historic Preservation Month 2026 Proclamation**  
Mayor McShan requested that the members of the Historic Preservation Committee stand and be recognized, and read the proclamation. All of the members in attendance accepted the proclamation on behalf of the Historic Preservation Committee.
- 2. 57th Annual Municipal Clerks Week 2026 Proclamation**  
Mayor McShan requested the City Secretary and Assistant City Secretary stand and be recognized for the proclamation, and read the proclamation.
- 3. Public Service Recognition Week 2026 Proclamation**  
Mayor McShan requested that all public servants present stand and be recognized, and read the proclamation. Chief Chris Noble accepted the proclamation on behalf of the public servants present.

## **CITY MANAGERS REPORT**

1. **Board of Adjustment Quarterly Report**  
Robert Eads, City Manager, stated the Board of Adjustments Quarterly Report is available for their review. There were no questions from the Council.
2. **Planning and Zoning Commission Quarterly Report**  
Robert Eads, City Manager, stated the Planning and Zoning Commission Quarterly Report is available for their review. There were no questions from the Council.
3. **Public Safety Advisory Committee Quarterly Report**  
Robert Eads, City Manager, stated the Public Safety Advisory Committee Quarterly Report is available for their review. There were no questions from the Council.
4. **Economic Development Corporation Quarterly Report**  
Robert Eads, City Manager, stated the Economic Development Corporation Quarterly Report is available for their review. There were no questions from the Council.
5. **Main Street Board Quarterly Report**  
Robert Eads, City Manager, stated the Main Street Board's Quarterly Report is available for their review. There were no questions from the Council.
6. **Updated Budget Calendar**  
Robert Eads, City Manager, stated the updated budget calendar is available for their review. Mr. Eads explained that this is a tool that is used internally, and requested that the Council be prepared for these upcoming dates. There were no questions from the Council.

## **NEW BUSINESS**

1. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROPOSAL FROM KIMLEY-HORN ENGINEERS FOR GRANT WRITING SERVICES FOR 2026 SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT FOR THE CITY OF ELGIN, TEXAS, AND MAKING CERTAIN FINDINGS RELATED THERETO. (MICHAEL GONZALEZ - DIRECTER OF PUBLIC WORKS)**  
Mayor McShan read the title of the item and invited Michael Gonzalez, Public Works Director, to address the Council. Mr. Gonzalez explained that this was for Phase III of the County Line Road Project. He stated that this is to consider a grant opportunity for Phase III of the County Line Road Project, but only the planning aspect and not implementation. Mr. Gonzalez recommends that the City apply for the planning portion only, as staff finds that the study will be beneficial to Phase III. Discussion followed.

Mayor Pro Tem Brashar motioned to approve the resolution. Council Member Swain seconded the motion. All voted in favor. The motion carried.

## **EXECUTIVE SESSION**

Mayor McShan read the title of the item, and adjourned the meeting into Executive Session at 6:59 PM.

1. **The City Council will convene in Executive Session pursuant to Section 551.074 (Personnel Matters) for consultation and deliberation regarding the evaluation, duties, and performance of the City Manager.**
2. **The City Council will convene in Executive Session pursuant to Section 551.071 (Consultation with Attorney) for consultation with attorney regarding legal issues and potential agreements involving Emergency Services District No. 3.**

**RECONVENE**

Mayor McShan reconvened the meeting into open session at 7:48PM.

Mayor McShan stated the Council has shared their comments with the City Manager regarding his evaluation. Mr. Eads has exceeded expectations from the Council. No action was taken.

**ADJOURNMENT**

Mayor McShan adjourned the meeting 7:51PM.

**ATTEST:**

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**Theresa Y. McShan, Mayor**

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**Peyton Standifer, City Secretary**



## Elgin City Council Meeting Agenda Item Executive Summary

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**ITEM:** Election of the Mayor Pro Tem by the City Council

**DEPARTMENT:** Executive

**PROPOSED ACTION:** City Council Members shall elect a Mayor Pro Tem as prescribed by the City Charter.

**BACKGROUND:**

The City of Elgin Home Rule Charter (Article IV; Section 7) requires that the City Council elect a Mayor Pro Tem after each election. Out of the 8 City Council members, the Council must select one member to serve as the Mayor Pro Tem. The City Charter stipulates that the "Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor, and shall have the power to perform every act the Mayor could perform if present".

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

1. Article IV Section 7 Home Rule Charter - Code of Ordinances

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

## Article IV - City Council

### Sec. 7. - Mayor and Mayor Pro-Tem.

The mayor shall be the official head of the city government. He shall be the chairman and shall preside at all meetings of the council. The mayor may vote on every proposition before the council but shall have no power of veto; shall, when directed by the council, sign all official documents such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bond; shall appoint committees and commission members with the advice and consent of the council members; and shall perform such other duties consistent with this Charter as may be imposed by the council.

The mayor pro tem shall be a council member elected by the council at the first regular council meeting following each regular city election. The mayor pro tem shall act as mayor during the absence or disability of the mayor, and shall have power to perform every act the mayor could perform if present.

(Election, 5-6-1989)



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** Election of the Deputy Mayor Pro Tem by the City Council

**DEPARTMENT:** Executive

**PROPOSED ACTION:** The City Council will appoint a Deputy Mayor Pro Tem.

**BACKGROUND:**

A Deputy Mayor Pro Tem can be selected by the City Council, but is not required by the City Charter. The Deputy Mayor Pro Tem is a leadership training position on the Council, and can step in when both the Mayor and Mayor Pro Tem are unavailable.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

None.

**ATTACHMENTS:**

None

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



## Elgin City Council Meeting Agenda Item Executive Summary

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**ITEM:** AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A GYMNASIUM ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720493, SHAHOLLI ESTATES, LOT 4, ACRES 1.220, CITY OF ELGIN, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** Consideration of an ordinance granting a specific use permit for a gymnasium on Shaholli Estates, Lot 4, Acres 1.220.

**BACKGROUND:**

The owners of this 1.220-acre tract have applied for a specific use permit for the operation of a gymnasium on currently undeveloped land in the "I" - General Industrial District. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property, which no member of the public responded to. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

**RECOMMENDATION:**

On April 27, 2026 the Planning and Zoning Commission passed a motion with a vote of 5-0 to recommend approval of the specific use permit for an indefinite period. No members of the public came forward to voice their opposition to the specific use permit at that meeting.

**ATTACHMENTS:**

1. Vicinity Map
2. Application Redacted
3. Gymnasium SUP Ordinance with Exhibit

Staff will be making a detailed presentation on this agenda item at the meeting.

Staff will provide brief comments and answer questions on this item at the meeting.

This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*



# 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.

_____	_____	_____
<b>Signature</b>	<b>Printed Name</b>	<b>Date</b>

### Project Description:

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**ORDINANCE NO. 2026-05-19-XX**

**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 an indefinite period, 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 policies 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 an indefinite period, 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:**

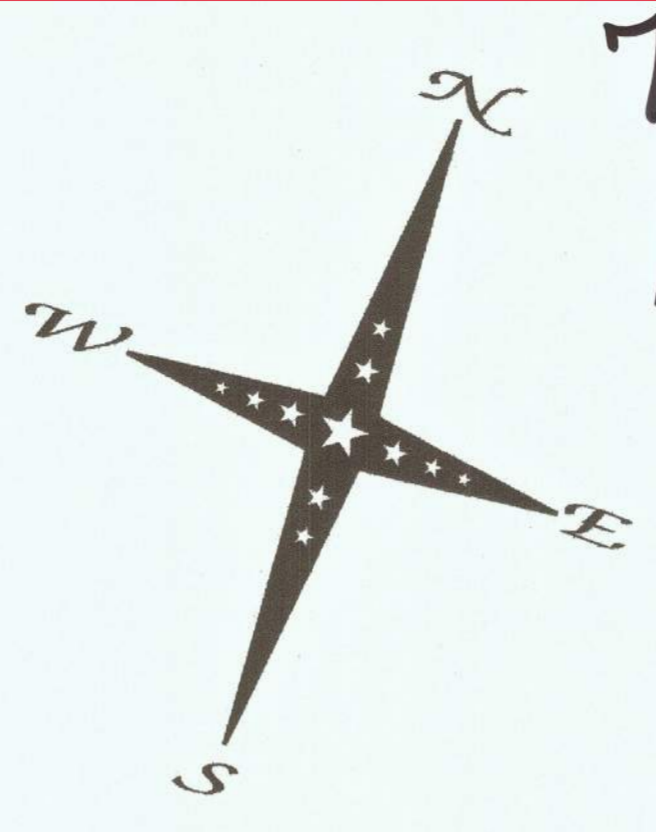
\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

# Exhibit "A"

# 7/17/20 SHAHOLLI ESTATES

SHORT FORM PLAT

SCALE: 1" = 100'

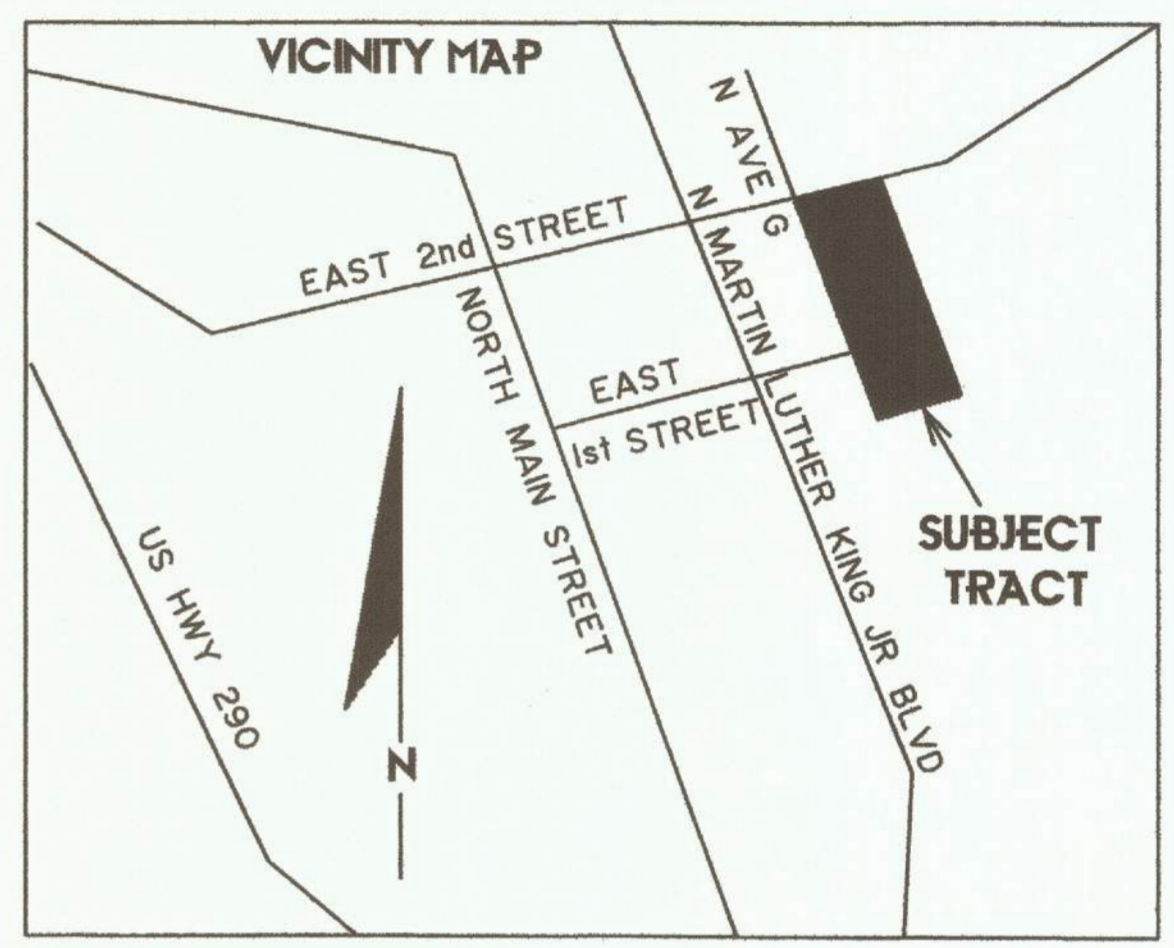


### Legend

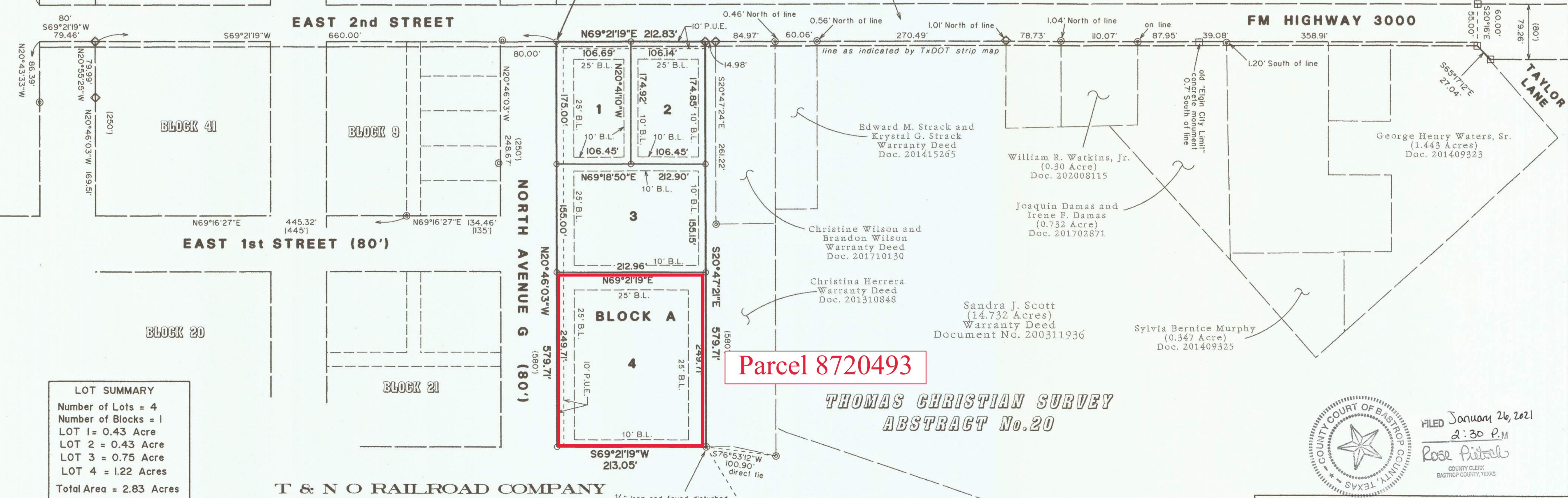
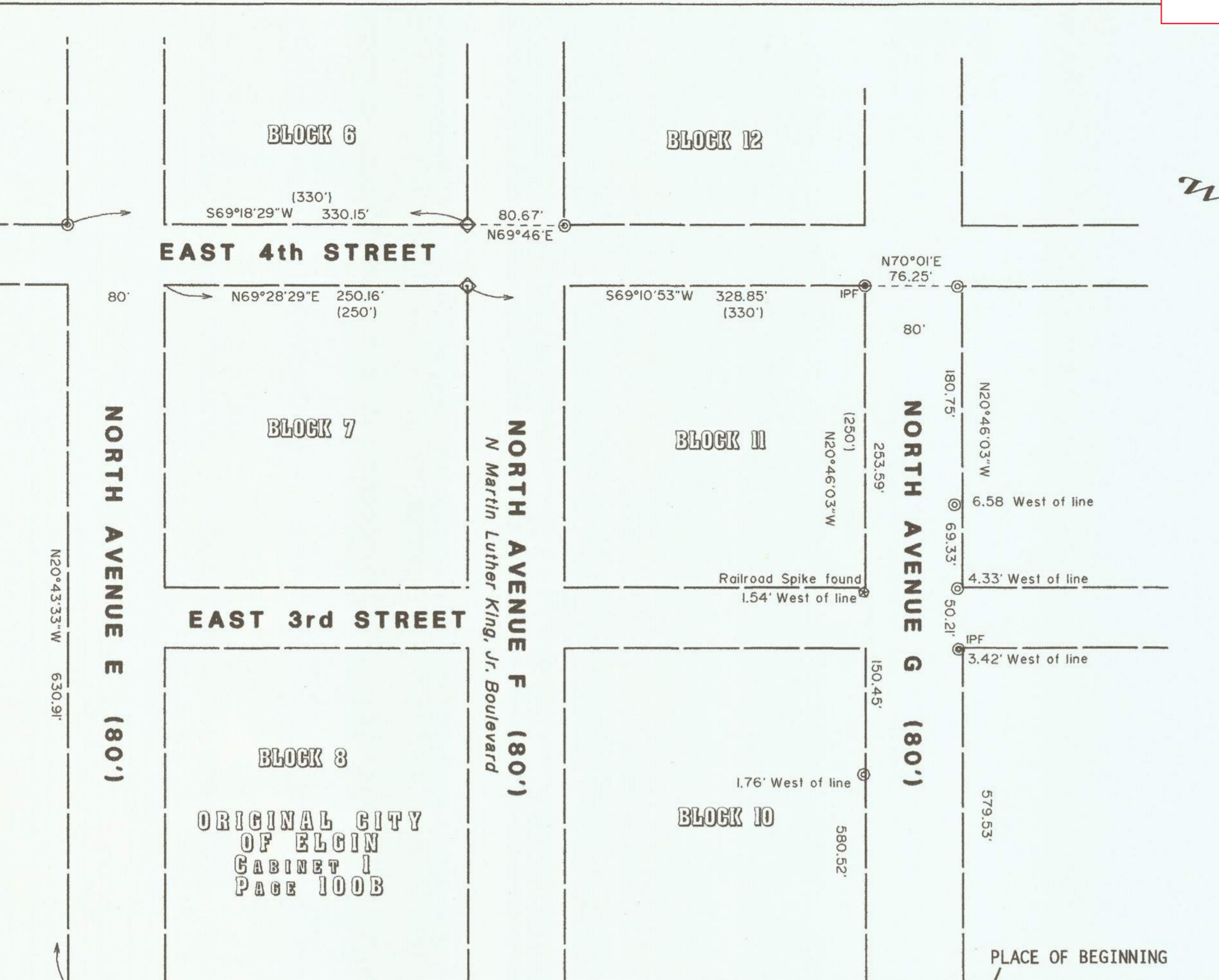
- ⊙ 1/2" Iron Rod Found
  - ⊙ 1/2" Iron Pipe Found
  - 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
  - ⊠ Capped Iron Rod Found
  - Concrete Monument Found
  - ▲ 60D Nail Found
- (Record Bearing and Distance)

- 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'.



**Parcel 8720493**

**THOMAS CHRISTIAN SURVEY ABSTRACT No. 20**

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
<b>Total Area =</b>	<b>2.83 Acres</b>

**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



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

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 25<sup>th</sup> 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 26<sup>th</sup> 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 26<sup>th</sup> 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 26<sup>th</sup> 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 15<sup>th</sup> 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



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



04-2021

DATE

7/78-A

# 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 (1/1 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 & 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 & 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.



## Elgin City Council Meeting Agenda Item Executive Summary

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**ITEM:** 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 (ELGIN CITY, BLOCK 21) AND 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)), CITY OF ELGIN, TEXAS, BASTROP COUNTY, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** Consideration of an ordinance to rezone parcels 8701906 and 8701923 from "R-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District.

**BACKGROUND:**

The owners of this 1.004-acre tract have requested a zoning change from "R-2" Single-Family and Duplex Dwelling District to "C-2" General Commercial District to allow for the impervious coverage required for a proposed specific-use skating rink. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026 for this change request.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was {} included {} not included in the current-year budget {X} N/A

**RECOMMENDATION:**

On April 27, 2026 the Planning and Zoning Commission passed a motion with a vote of 5-0 to recommend the requested rezoning from "R-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District. No members of the public came forward to voice their opposition to the rezoning request at that meeting.

**ATTACHMENTS:**

1. Vicinity Map
2. Application Page Redacted

### 3. Rezoning Ordinance with Exhibit

- { Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

# 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.

_____	_____	_____
<b>Signature</b>	<b>Printed Name</b>	<b>Date</b>

### Project Description:

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**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 (ELGIN CITY, BLOCK 21) 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.

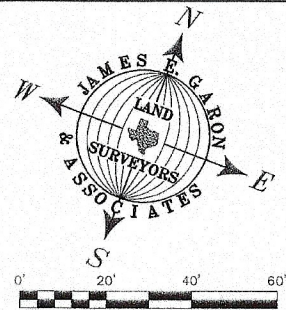
**READ, PASSED, and ADOPTED** on first reading this the 19th day of May 2026.

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

**ATTEST:**

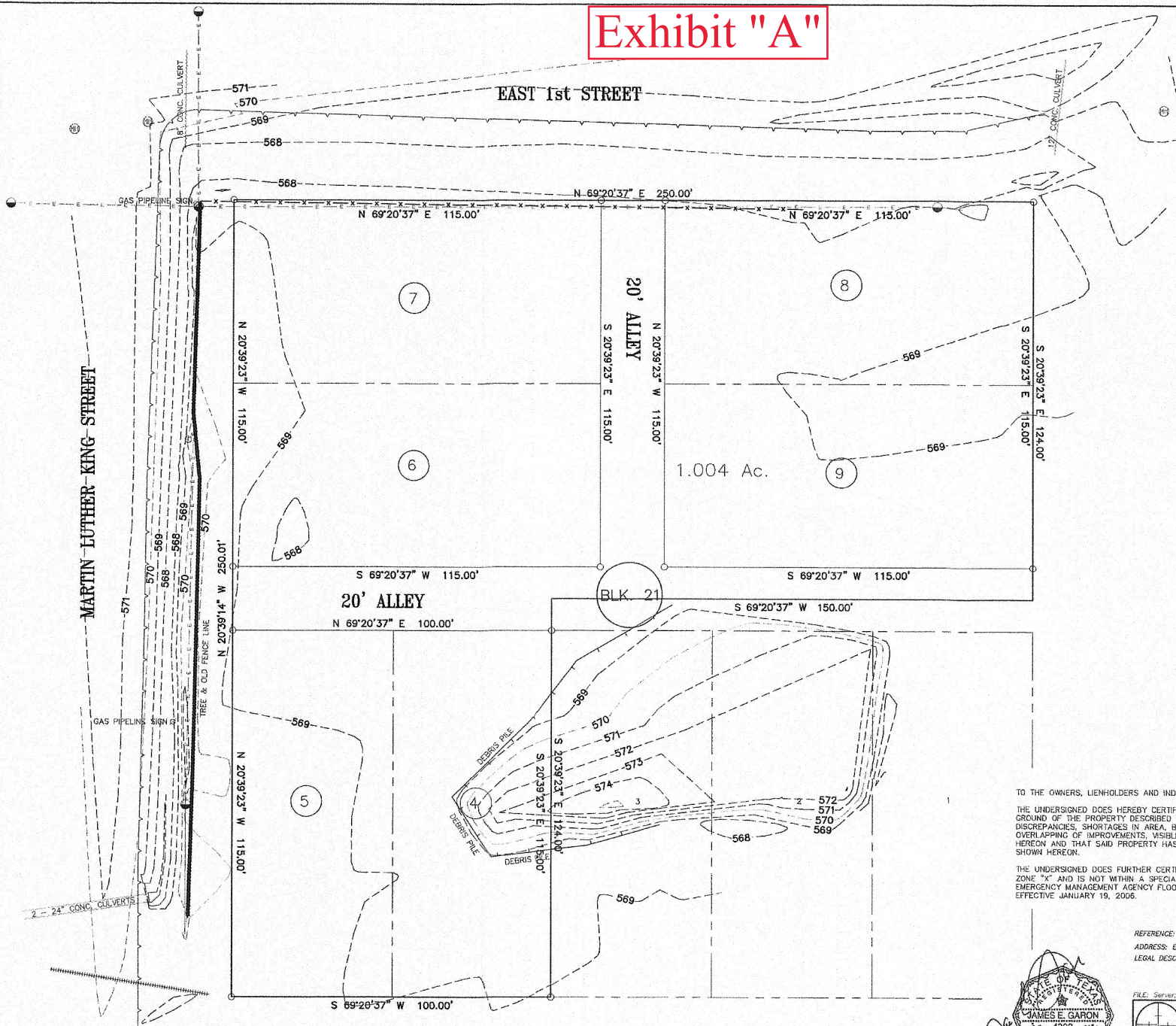
\_\_\_\_\_  
ESMERALDA RANGEL, Assistant City Secretary

# Exhibit "A"



**LEGEND**

⊙	CALCULATED POINT
⊖	1/2" REBAR FOUND
⊕	1/2" REBAR SET IN/ON
⊗	STAMPED 45 GANON 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
⊙	OVERLAPPING ELECTRIC LINE
⊙	DOWN OUT
⊙	RECORDED CALL
⊙	NEOTECTIC CHANGANTS

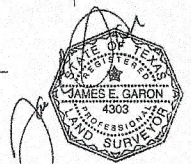


TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

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 OF 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



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** 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 (ELGIN CITY, BLOCK 21) 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. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** Consideration of an ordinance granting a specific use permit for a skating rink on Parcel 8701906 (Elgin City, Block 21) and Parcel 8701923 (Elgin City, Block 21, (Alleyways Thru Lots 4-9)).

**BACKGROUND:**

The owners of this 1.004-acre tract have applied for a specific use permit for the operation of a skating rink on property also requesting rezoning to the "C-2" General Commercial District. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was {} included {} not included in the current-year budget {X} N/A

**RECOMMENDATION:**

On April 27, 2026 the Planning and Zoning Commission passed a motion with a vote of 5-0 to recommend approval of the specific use permit for an indefinite period. No members of the public came forward to voice their opposition to the specific use permit at that meeting.

**ATTACHMENTS:**

1. Vicinity Map
2. Application Page Redacted
3. Skating Rink SUP Ordinance with Exhibit

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

# 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.

[REDACTED] \_\_\_\_\_

Signature

Printed Name

Date

### Project Description:

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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 (ELGIN CITY, BLOCK 21) 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 an indefinite period 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 an indefinite period, 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.

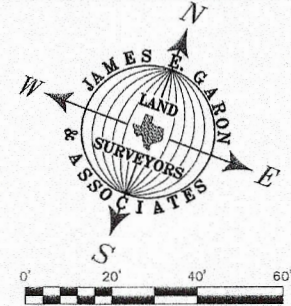
**READ, PASSED, and ADOPTED** on first reading this the 19th day of May 2026.

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

**ATTEST:**

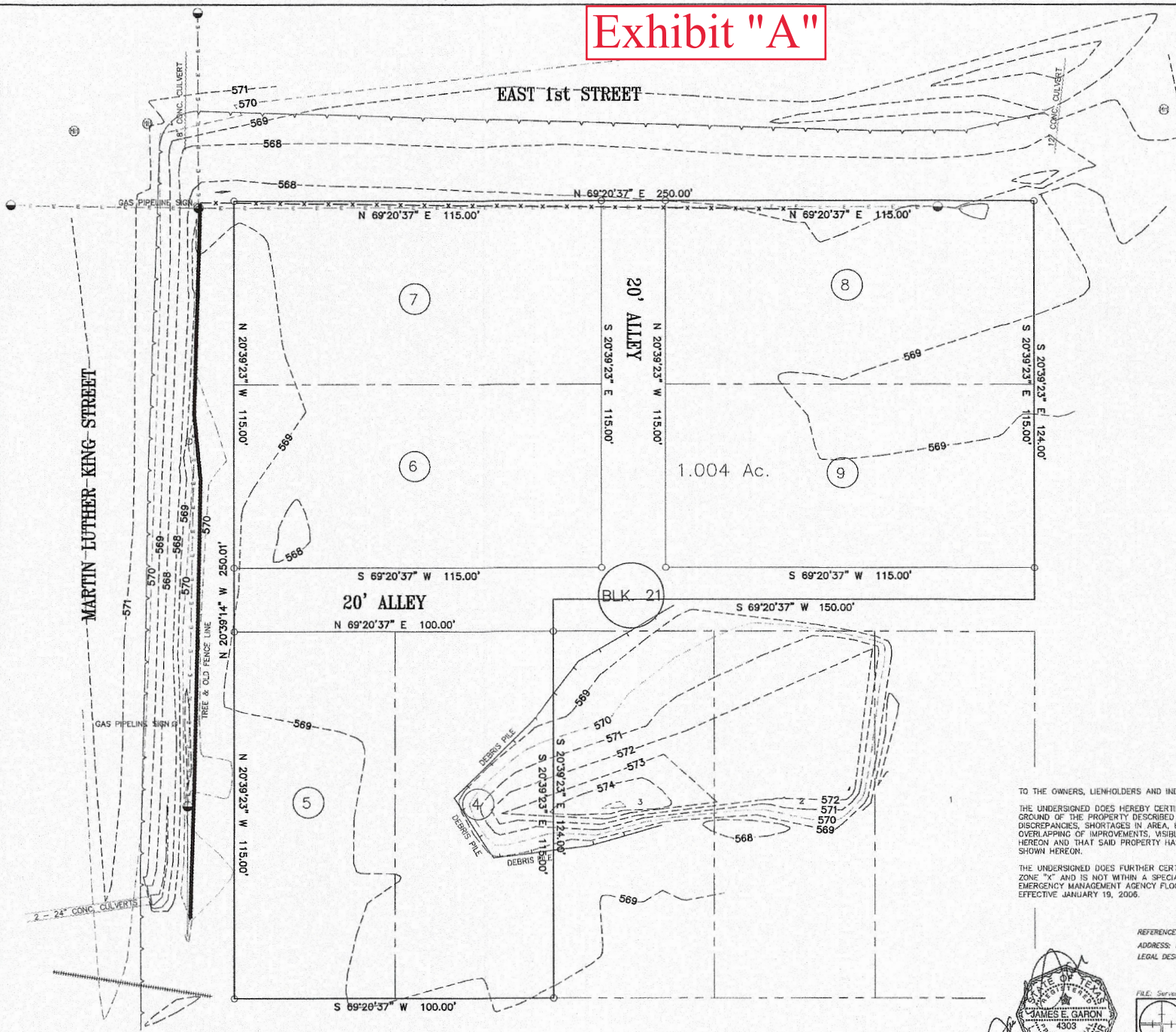
\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

# Exhibit "A"



**LEGEND**

	CALCULATED POINT
	1/2" REBAR FOUND
	1 1/2" REBAR SET W/ CAP
	STAMPED L.E. GARON RPLS 4303
	1/2" PIPE SET (UNLESS NOTED)
	1 1/2" PIPE FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
	664 NAIL FOUND
	664 NAIL SET
	TREE (SIZE & TYPE NOTED)
	FENCE POST FOUND
	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	P.U.E.
	DRAINAGE EASEMENT
	BUILDING LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE
	DOWN OUT
	(DIR.-DIST.) RECORD CALL
	(R.A.) RESTRICTIVE COVENANTS

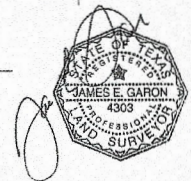


TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

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 OF 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. 48021C0100E, EFFECTIVE JANUARY 19, 2006.

REFERENCE: BARRY BANKER G.F. NO. 1608279-ELG  
 ADDRESS: E. 1ST STREET @ N. AVE. "F" (M.K. 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. 1008; PLAT RECORDS, BASTROP COUNTY, TEXAS.  
 FILE: Survey: C:\BASTROP\CITY OF ELGIN\BLK 21\28818 FLD BK: 2512, 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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## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** 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. (BEAU PERRY - CITY ENGINEER)

**DEPARTMENT:** Development Services

**PROPOSED ACTION:** Consideration of an ordinance to rezone Parcels 57003 and 15519 from "R-1" Single-Family Residential District to "C-3" Highway Commercial District.

**BACKGROUND:**

The owners of this 45.405-acre tract have requested a zoning change from "R-1" Single-Family Dwelling District to "C-3" Highway Commercial District to align with a previous rezoning of the front half of the property, following annexation of this tract in support of the Silo Ranch development. Per Section 46-112 of the City of Elgin Code of Ordinances, notices were mailed to property owners within 200-feet of this property. The Planning and Zoning Commission held the first of the two required public hearings on April 27, 2026 for this change request.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was {} included {} not included in the current-year budget {X} N/A

**RECOMMENDATION:**

On April 27, 2026 the Planning and Zoning Commission passed a motion with a vote of 4-0 to recommend the requested rezoning from "R-1" Single-Family Dwelling District to "C-3" Highway Commercial District. No members of the public came forward to voice their opposition to the rezoning request at that meeting.

**ATTACHMENTS:**

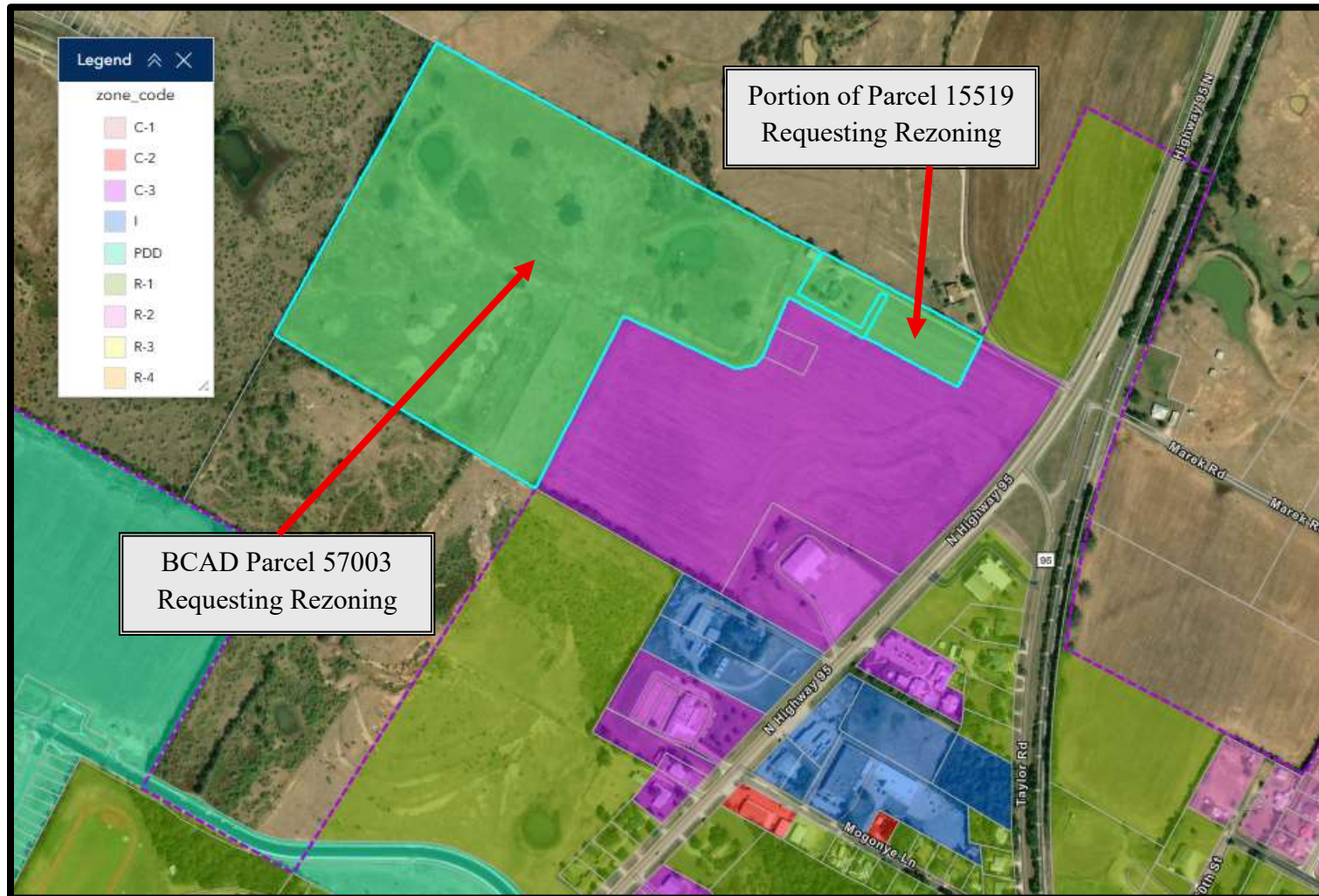
1. Vicinity Map
2. Application Redacted
3. Rezoning Ordinance with Exhibit

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

## 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:

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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:**

\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

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

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

**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

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

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

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

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

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

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

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

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

N27°12'13"E 1299.52'

P1

1/2"

N61°16'15"W 1153.79'

N61°29'37"W  
 17.14'

1/2"

666.68'  
 S61°29'37"E 812.71'

1/2" SOUTH

146.03'

5/8"

**Exhibit "A"**

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



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR CONSTRUCTION SERVICES FOR THE TEXAS DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL SIDEWALK PROJECT ALSO KNOWN AS “SCHOOLS TO DOWNTOWN PROJECT” AND MAKING CERTAIN FINDINGS RELATED THERETO. (MICHAEL GONZALEZ DIRECTOR OF PUBLIC WORKS)

**DEPARTMENT:** Public Works

**PROPOSED ACTION:** Review and approve as presented.

**BACKGROUND:**

The City of Elgin staff requested and were awarded funds for sidewalk projects in and around the area of Alamo, Nina Street and MLK Blvd. The Texas Department of Transportation concurred with the need and funding for this project, and has now issued funding to construct. A detailed map of the sidewalk improvements will be provided to council as slides during the meeting.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

This has no impact on the general fund budget.

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

1. RESOLUTION SRTS ALAMO 2025-02-18-XX

- Staff will be making a detailed presentation on this agenda item at the meeting.
- Staff will provide brief comments and answer questions on this item at the meeting.
- This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

**RESOLUTION NO. 2026-05-19-XX**

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR CONSTRUCTION SERVICES FOR THE TEXAS DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL SIDEWALK PROJECT ALSO KNOWN AS “SCHOOLS TO DOWNTOWN PROJECT” AND MAKING CERTAIN FINDINGS RELATED THERETO.**

**WHEREAS**, the City of Elgin Applied for and received certain funding for pedestrian access in the areas of Main Street Alamo, Nina Street and MLKJ Boulevard; and

**WHEREAS**, the City of Elgin are determined to install these facilities and have engaged TRC Engineers to design and facilitate this project; and

**WHEREAS**, The City of Elgin with Grant Works sent requests for proposals and received five bids ranging from \$592,877.00 to \$419,661.00; and

**WHEREAS**, the City Council finds that the proposed services are reasonable and hereby recommend awarding the project in accordance with the proposal attached;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:**

**Section 1. Findings.** The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Authorization.** The City Manager or Mayor is hereby authorized to execute a proposal for construction services for the Safe Routs to School project in the amount of the proposal attached and identified as Exhibit A. “Award of a Local Government Project, Bastrop County” and supplemental contract “CSJ NO. 0914-18-116” copied verbatim herein.

**Section 3. Open Meetings.** The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

**Section 4. Funding.** These services are grant funded and currently do not represent a meaningful impact to the general fund budget.

**Section 5.** This Resolution shall take effect immediately upon passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May 2026

ATTEST:

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

\_\_\_\_\_  
PEYTON STANDIFER, City Secretary



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES FOR THE HAZARD MITIGATION ASSISTANCE GRANT, AND MAKING CERTAIN FINDINGS RELATED THERETO.(MICHAEL GONZALEZ - DIRECTOR OF PUBLIC WORKS)

**DEPARTMENT:** Public Works

**PROPOSED ACTION:** Review the agreement and approve as presented.

**BACKGROUND:**

In or around 2022, the City of Elgin sought to obtain a grant for Emergency Generators for the municipal water system. Given the nature of grants and their awarding times, the City of Elgin and the Council authorized staff to move forward and ahead of the grant and install generators as part of the certificates of obligation funding with a project called "Weatherizing Water Treatment Plant". Since this time, the funding has come through the Texas Division of Emergency Management by way of a program tabled DR-4488 Hazard Mitigation Assistance. The City staff requested proposals, rated each design firm and is now at the point to select and engineering form for installation and oversight of the project.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was  included  not included in the current-year budget  N/A

The fee for these services is \$186,900.00.

The total funding disbursement for this project from FEMA and TEDM is \$1.5M and the City is going to match a small portion of \$174K.

**RECOMMENDATION:**

Staff recommends approval of the agreement and resolution.

**ATTACHMENTS:**

1. RESOLUTION DR4488 GENERATORS
2. Engineering Services Agreement with FEMA provisions (2)\_05-07-2026

Staff will be making a detailed presentation on this agenda item at the meeting.

Staff will provide brief comments and answer questions on this item at the meeting.

This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES FOR THE HAZARD MITIGATION ASSISTANCE GRANT, AND MAKING CERTAIN FINDINGS RELATED THERETO.**

**WHEREAS**, the City of Elgin has previously been awarded funds for a project to install emergency generators and transfer switches at critical infrastructure points throughout the water system, and;

**WHEREAS**, The City staff advertised and received proposals for engineering services to install such devices to support the water system, and;

**WHEREAS**, City staff have reviewed, approved, and now recommend this agreement to be swiftly executed to begin the project.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:**

**Section 1. Findings.** The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Authorization.** The City Manager or Mayor is hereby authorized to execute a proposal for grant writing services in the amount of \$186,900.00 and attached and identified as Exhibit A. “**Engineering service agreement to install Automatic transfer switches and emergency generators to serve critical facilities**” copied verbatim herein.

**Section 3. Open Meetings.** The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

**Section 4. Funding.** This project is funded by a hazard mitigation grant and does not represent an substantial impact to the City’s general fund.

**Section 5.** This Resolution shall take effect immediately upon passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May 2026

ATTEST:

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

\_\_\_\_\_  
PEYTON STANDIFER, City Secretary

## ENGINEERING SERVICES

### PART I - SERVICE AGREEMENT

This AGREEMENT, entered this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between the CITY OF ELGIN, hereinafter called "City," acting herein by Theresa Y. McShan, Mayor hereunto duly authorized, and Ward, Getz and Associates LLC hereinafter called "Firm," acting herein by Kevin Beau Perry, P.E.

WITNESSETH THAT:

WHEREAS, the City of Elgin desires to install Automatic transfer switches and emergency generators to serve critical facilities under the general direction of the Federal Emergency Management Agency, hereinafter called "FEMA" Hazard Mitigation Assistance, hereinafter called "HMA," grant programs administered by GrantWorks, Inc., hereinafter called "GrantWorks;" and WHERE the City desires to engage the Firm to render certain engineering services in connection with the City of Elgin Critical Facilities Generator project.

NOW THEREFORE, the parties do mutually agree as follows:

1. Scope of Services

The Firm will perform the services set out in Part II, Scope of Services.

2. Time of Performance

The services of the Firm shall commence on date above given. In any event, all of the services required and performed hereunder shall be completed no later than the ending date established by the Contract associated with the abovementioned project upon award. The contract award is contingent upon the receipt of HMA funds. If no such funds are awarded, the contract shall terminate.

3. Local Program Liaison

For the purposes of this Agreement, the City Manager of the City of Elgin, Robert Eads, or equivalent authorized person will serve as the Local Program Liaison and primary point of contact for the Firm. All required progress reports and communication regarding the project shall be directed to this liaison and other local personnel as appropriate.

4. Access to Records

GrantWorks, Inc., FEMA, and the City, or any of their authorized representatives, shall have access to any documents, papers, or other records of the FIRM which are pertinent to the FEMA award, in order to make audits, examinations, excerpts, and transcripts, and to closeout the City's FEMA contract.

5. Retention of Records

The FIRM shall retain all required records for three (3) years after the City makes its final payment and all pending matter are closed.

6. Compensation and Method of Payment

The maximum amount of compensation and reimbursement to be paid hereunder shall not exceed \$186,900.00. Payment to the Firm shall be based on satisfactory completion of identified milestones in Part III – Payment Schedule of this Agreement.

7. Indemnification

The Firm shall comply with the requirements of all applicable laws, rules and regulations, and shall exonerate, indemnify, and hold harmless the City and its agency members from and against any and all claims, costs, suits, and damages, including attorney’s fees, arising out of the Firm’s performance or nonperformance of the activities, services or subject matter called for in this Agreement, and shall assume full responsibility for payments of Federal, State and local taxes on contributions imposed or required under the Social Security, worker’s compensation and income tax laws.

8. Miscellaneous Provisions

- a. This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Bastrop County, Texas.
- b. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by the Agreement.
- c. In any case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- d. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney’s fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.
- e. This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to an incorporated into this Agreement.

9. Extent of Agreement

This Agreement, which includes Parts I – IV, represents the entire and integrated agreement between the City and the Firm and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by authorized representatives of both the City and the Firm.


IN WITNESSETH WHERE OF, the parties have executed this Agreement by causing the same to be signed on the date and year first above written.

BY: \_\_\_\_\_  
 City of Elgin, Texas

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

BY:   
 TRC Engineering, Inc.

\_\_\_\_\_  
 Kevin Beau Perry  
 Printed Name

\_\_\_\_\_  
 Regional Practice Leader  
 Title

\_\_\_\_\_  
 5-07-26  
 Date

## Part II - Scope of Services

The Firm shall render the following professional services necessary for the development of the project:

### POST-AWARD SCOPE OF SERVICES

#### BASIC SERVICES

1. Attend preliminary conference with City and GrantWorks regarding project requirements.
1. Assist with preparation of a comprehensive Benefit/Cost Analysis.
2. Prepare a final Engineering Study and Report
3. Assist with a comprehensive environmental and historical assessment as applicable
4. Prepare Preliminary Plans and Specifications and review with City
5. Prepare final project plans and specifications and review with City
6. Obtain approvals as required from reviewing authorities
7. Prepare a final budget for construction
8. Prepare bid packet and contract documents
9. During Bid Phase of Project:
  - a. Attend and assist with bid opening
  - b. Tabulate, analyze and review bids
  - c. Make recommendation for bid award

#### ADDITIONAL SERVICES

1. Services to make measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by City
2. During Construction Phase of Project:
  - a. Attend and assist with a Pre-Construction Conference.
  - b. Issue a Notice to Proceed to construction contractor.
  - c. Make periodic visits, no less than every 30 days during the construction period, to the site to observe the progress and quality of the work, and to determine, in general, if the work is proceeding in accordance with the Agreement.
  - d. Consult with and advise the City during construction; issue to contractors all instructions requested by the City; prepare routine change orders, if required, at no charge for engineering services to the City when the change order is required to correct errors or omissions by the Firm; provide price analysis for change orders; process change orders approved by City and the Firm and submit to GrantWorks for approval prior to execution with the construction contractor.
  - e. Review shop and working drawings furnished by contractors for compliance with design concept and with information given in contract documents (contractors will be responsible for dimensions to be confirmed and correlated at job site).
  - f. Resolve all payment requests within 14 days of receipt of signed pay request from the construction contractor.
  - g. Based on the Firm's on-site observations and review of the contractor's applications for payment, determine the amount owed to the contractor in such amounts; such approvals of payment to constitute a representation to the City, based on such observations and review, that the work has progressed to the point indicated and that the quality of work is in accordance with the plans, specifications, and contract documents.
  - h. Recommend that an appropriate retainage be withheld from all payments on construction contracts until final acceptance by the City and approval by GrantWorks, unless State or local law provides otherwise.

- i. Prepare Certificate of Construction Completion and Clean Lien Certificate. A Clean Lien Certificate may be prepared for each of the Prime Contractor(s) and each of the subcontractor(s).
- j. Conduct interim/final inspections.
- k. Revise contract drawings to show the work as actually constructed and furnish the City with "record drawings" in a format acceptable to City.
- l. Assist City and GrantWorks with documentation as necessary for project close-out.
- m. The Firm will provide a copy of the final project record drawing(s) engineering schematic(s), as constructed using funds under this contract. These maps shall be provided in digital format containing the source map data (original vector data) and the graphic data in files on machine readable media, such as compact disc (CD), which are compatible with computer systems owned or readily available to the owner. The digital copy provided shall not include a digital representation of the engineer's seal but the accompanying documentation from the Firm shall include a signed statement of when the map was authorized, that the digital map is a true representation of the original sealed document, and that a printed version with the seal has been provided to the City. In addition, complete documentation as to the content and layout of the data files and the name of the software package(s) used to generate the data and maps shall be provided to the owner in written form.

#### SUBCONTRACTS

1. No work under this Agreement shall be subcontracted by the Firm without prior approval, in writing, from the City.
2. The Firm shall, prior to proceeding with the work, notify the City in writing of the name of any subcontractors proposed for the work, including the extent and character of the work to be done by each.
3. If any time during progress of the work, the City determines that any subcontractor is incapable or undesirable, the City will notify the Firm who shall take reasonable and immediate steps to satisfactorily address the problem, substitute performance, or cancel such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the City.
4. The Firm will include in all contracts and subcontracts in excess of \$10,000 provisions addressing termination for cause and for convenience by the City including the manner by which it will be affected and the basis for settlement.
5. The Firm will include in all contracts and subcontracts provisions requiring compliance with the following, if applicable:
  - a. Prime construction contracts in excess of \$2,000, compliance with the Davis-Bacon Act, as amended (40 U.S.C.3141-3144,3146-3148) as supplemented by Department of Labor regulations (29 CFR part 5);

- b. Prime construction contracts in excess of \$2,000, compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR part 3)
  - c. Contracts greater than \$10,000, the inclusion of the Equal Opportunity clause provided under 41 CFR 60-1.4(b) (Executive Order 11246);
  - d. Section 3 of the Housing and Urban Development Act of 1968;
  - e. Contracts exceeding \$100,000, compliance with the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352);
  - f. For contracts in excess of \$100,000 that involve the employment of mechanics or laborers, compliance with the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708), including work week requirements and safety conditions for workers, as supplemented by Department of Labor regulations (29 CFR Part 5); and
  - g. For procurement of recovered materials where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000, compliance with 2 CFR 200.322 and section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, which requires procuring only items designated in guidelines of the EPA at 40 CFR part 247 that contain the highest percentage of recovered materials practicable.
6. The Firm will include in all negotiated contracts and subcontracts a provision which indicates that funds will not be awarded under this contract to any party which is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549 and 2 CFR Part 2424. A certification shall be provided and received from each proposed subcontractor under this contract and its principals.
  7. The Firm will include in all negotiated contracts and subcontracts a provision to the effect that the City, GrantWorks, or any of their duly authorized representatives, shall have access to any books, documents, papers and records of the contractor which are directly pertinent to that specific contract, for the purpose of making audit, examination, excerpts, and transcriptions.
  8. The Firm will include in all contracts and subcontracts a requirement that the contractor maintain all relevant project records for three (3) years after the City has made final payment to the contractor and all other pending matters are closed.

#### STANDARD OF PERFORMANCE AND DEFICIENCIES

1. All services of the Firm and its independent professional associates, consultants and subcontractors will be performed in a professional, reasonable, and prudent manner in accordance with generally accepted professional practice. The Firm represents that it has the required skills and capacity to perform work and services to be provided under this Agreement.
2. The Firm represents that services provided under this Agreement shall be performed within the limits prescribed by the City in a manner consistent with that level of care and skill

ordinarily exercised by other professional consultants under similar circumstances.

3. Any deficiency in Firm's work and services performed under this contract shall be subject to the provisions of applicable state and federal law. Any deficiency discovered shall be corrected upon notice from City and at the Firm's expense if the deficiency is due to Firm's negligence. The City shall notify the Firm in writing of any such deficiency and provide an opportunity for mutual investigation and resolution of the problem prior to pursuit of any judicial remedy. In any case, this provision shall in no way limit the judicial remedies available to the City under applicable state or federal law.
  
4. The Firm agrees to and shall hold harmless the City, its officers, employees, and agents from all claims and liability of whatsoever kind or character due to or arising solely out of the negligent acts or omissions of the Firm, its officers, agents, employees, subcontractors, and others acting for or under the direction of the Firm doing the work herein contracted for or by or in consequence of any negligence in the performance of this Agreement, or by or on account of any omission in the performance of this Agreement.

### **PART III - Payment Schedule**

#### **POST-AWARD SERVICES**

Upon the City receiving funding for the project of construction for which the post-award engineering related services are to be performed as governed by this agreement, Firm shall provide services for cost as specified in Exhibit A for approval by the City to establish a reimbursement method and amount for the engineering services provided hereunder.

## PART IV - TERMS AND CONDITIONS

### 1. Termination of Agreement for Cause

If the Firm fails to fulfill in a timely and proper manner its obligations under this Agreement, or if the Firm violates any of the covenants, conditions, agreements, or stipulations of this Agreement, the City shall have the right to terminate this Agreement by giving written notice to the Firm of such termination and specifying the effective date thereof, which shall be at least five days before the effective date of such termination. In the event of termination for cause, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the Firm pursuant to this Agreement shall, at the option of the City, be turned over to the City and become the property of the City. In the event of termination for cause, the Firm shall be entitled to receive reasonable compensation for any necessary services actually and satisfactorily performed prior to the date of termination.

Notwithstanding the above, the Firm shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Agreement by the Firm, and the City may set-off the damages it incurred as a result of the Firm's breach of the contract from any amounts it might otherwise owe the Firm.

### 2. Termination for Convenience of the City

City may at any time and for any reason terminate Contractor's services and work at City's convenience upon providing written notice to the Contractor specifying the extent of termination and the effective date. Upon receipt of such notice, Contractor shall, unless the notice directs otherwise, immediately discontinue the work and placing of orders for materials, facilities, and supplies in connection with the performance of this Agreement.

Upon such termination, Contractor shall be entitled to payment only as follows: (1) the actual cost of the work completed in conformity with this Agreement; plus, (2) such other costs actually incurred by Contractor as are permitted by the prime contract and approved by City; (3) plus ten percent (10%) of the cost of the work referred to in subparagraph (1) above for overhead and profit. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to Contractor prior to the date of the termination of this Agreement. Contractor shall not be entitled to any claim or claim of lien against City for any additional compensation or damages in the event of such termination and payment.

### 3. Changes

The City may, from time to time, request changes in the services the Firm will perform under this Agreement. Such changes, including any increase or decrease in the amount of the Firm's compensation, must be agreed to by all parties and finalized through a signed, written amendment to this Agreement.

### 4. Resolution of Program Non-Compliance and Disallowed Costs

In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement, or the breach thereof, including determination of responsibility for any costs disallowed as a result of non-compliance with federal, state or FEMA program requirements, the

parties hereto shall use their best efforts to settle the dispute, claim, question or disagreement. To this effect, the parties shall consult and negotiate with each other in good faith within 30 days of receipt of a written notice of the dispute or invitation to negotiate, and attempt to reach a just and equitable solution satisfactory to both parties. If the matter is not resolved by negotiation within 30 days of receipt of written notice or invitation to negotiate, the parties agree first to try in good faith to settle the matter by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation, or some other dispute resolution procedure. The parties may enter into a written amendment to this Amendment and choose a mediator that is not affiliated with the American Arbitration Association. The parties shall bear the costs of such mediation equally. If the matter is not resolved through such mediation within 60 days of the initiation of that procedure, either party may proceed to file suit.

5. Personnel

- a. The Firm represents that he/she/it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- b. All of the services required hereunder will be performed by the Firm or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- c. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

6. Assignability

The Firm shall not assign any interest on this Agreement and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of the City thereto: Provided, however, that claims for money by the Firm from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.

7. Reports and Information

The Firm, at such times and in such forms as the City may require, shall furnish the City such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement.

8. Records and Audits

The Firm shall insure that the City maintains fiscal records and supporting documentation for all expenditures of funds made under this contract in a manner that conforms to 2 CFR 200.300-.309, 24 CFR 570.490, and this Agreement. Such records must include data on the racial, ethnic, and gender characteristics of persons who are applicants for, participants in, or beneficiaries of the funds provided under this Agreement. The Firm and the City shall retain such records, and any supporting documentation, for the greater of three years from closeout of the Agreement or the period required by other applicable laws and regulations.

9. Findings Confidential

All of the reports, information, data, etc., prepared or assembled by the Firm under this contract are confidential and the Firm agrees that they shall not be made available to any individual or organization without the prior written approval of the City.

10. Copyright

No report, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Firm.

11. Compliance with Local Laws

The Firm shall comply with all applicable laws, ordinances and codes of the State and local governments, and the Firm shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.

12. Conflicts of Interest

a. Governing Body

No member of the governing body of the City and no other officer, employee, or agent of the City, who exercises any functions or responsibilities in connection with administration, construction, engineering, or implementation of FEMA award between GrantWorks and the City, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.

b. Other Local Public Officials

No other public official, who exercises any functions or responsibilities in connection with the planning and carrying out of administration, construction, engineering or implementation of the FEMA award between GrantWorks and the City, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.

c. The Firm and Employees

The Firm warrants and represents that it has no conflict of interest associated with the FEMA award between GrantWorks and the City or this Agreement. The Firm further warrants and represents that it shall not acquire an interest, direct or indirect, in any geographic area that may benefit from the FEMA award between GrantWorks and the City or in any business, entity, organization or person that may benefit from the award. The Firm further agrees that it will not employ an individual with a conflict of interest as described herein.

13. Debarment and Suspension (Executive Orders 12549 and 12689)

The Firm certifies, by entering into this Agreement, that neither it nor its principals are presently debarred, suspended, or otherwise excluded from or ineligible for participation in federally assisted programs under Executive Orders 12549 (1986) and 12689 (1989). The term "principal" for purposes of this Agreement is defined as an officer, director, owner, partner, key employee, or other person with primary management or supervisory responsibilities, or a

person who has a critical influence on or substantive control over the operations of the Firm. The Firm understands that it must not make any award or permit any award (or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension."

14. Equal Opportunity Clause

During the performance of this contract, the Firm agrees as follows:

- a. The Firm will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:  
Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Firm agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- b. The Firm will, in all solicitations or advertisements for employees placed by or on behalf of the Firm, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- c. The Firm will not discourage or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
- d. The Firm will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Firm's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- e. The Firm will comply with all provisions of Executive Order 11246 of September 24, 1965, "Equal Employment Opportunity," and of the rules, regulations, and relevant orders of the Secretary of Labor.
- f. The Firm will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

- g. In the event of the Firm's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Firm may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- h. The Firm will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Firm will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a Firm becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the Firm may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan,

insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

15. Reporting Requirements

The Contractor shall comply with the requirements and regulations pertaining to reporting (24 CFR 85.36 (i) (7)).

16. Patent Rights

The Contractor shall comply with the requirements and regulations pertaining to patent rights with respect to any discovery or invention which arises or is developed in the course of or under such contract. (24 CFR 85.36 (i) (8)).

17. Copyrights and Rights in Data

The Contractor shall comply with the requirements and regulations pertaining to copyrights and rights in data. (24 CFR 85.36 (i) (9)).

18. Energy Efficiency

The Contractor shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94A 163, 89 Stat. 871). (24 CFR 85.36 (i) (13)).

19. Suspension and Debarment

- a. This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935.)
- b. The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- c. This certification is a material representation of fact relied upon by (insert name of subrecipient). If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (name of state agency serving as recipient and name of subrecipient,) the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- d. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions."

- e. This certification is a material representation of fact relied upon by (insert name of subrecipient). If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (name of state agency serving as recipient and name of subrecipient,) the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- f. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

## 20. Procurement of Recovered Materials

- a. Applicability: This requirement applies to all FEMA grant and cooperative agreement programs.
- b. A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act at 42 U.S.C. § 6962). See 2 C.F.R. Part 200, Appendix II, ,I J; 2 C.F.R. § 200.322; POAT Supplement, Chapter V, ,I 7.
- c. The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.
  - 1. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—
    - a. Competitively within a timeframe providing for compliance with the contract performance schedule;
    - b. Meeting contract performance requirements; or
    - c. At a reasonable price.
  - 2. Information about this requirement, along with the list of EPA- designated items, is available at EPA’s Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
  - 3. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

21. Access to Records

The following access to records requirements apply to this contract:

- a. The contractor agrees to the City, Texas Division of Emergency Management (TDEM) the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- b. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- c. The contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

22. DHS Seal, Logo, and Flags

- a. The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval.
- b. The City must obtain written permission from DHS prior to using the DHS seals, logos, crests, or reproductions of flags, or likenesses of DHS agency officials. This includes use of DHS component (e.g. FEMA, CISA, etc.) seals, logos, crests, or reproductions of flags, or likenesses of component officials.

23. Compliance with Federal Law, Regulations, and Executive Orders

This is an acknowledgement that FEMA financial assistance will be used to fund the contract only. The contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

24. No Obligation by Federal Government

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

25. Program Fraud and False or Fraudulent Statements or Related Acts

The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

26. Civil Rights Act of 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, religion, sex, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

27. Section 504 of the Rehabilitation Act of 1973. as amended

The Firm agrees that no otherwise qualified individual with disabilities shall, solely by reason of his/her disability, be denied the benefits of, or be subjected to discrimination, including discrimination in employment, under any program or activity receiving federal financial assistance.

28. Age Discrimination Act of 1975

The Firm shall comply with the Age Discrimination Act of 1975 which provides that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

29. Verification No Boycott Israel

As required by Chapter 2270, Government Code, the Firm hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

30. Foreign Terrorist Organizations

Pursuant to Chapter 2252, Texas Government Code, the Firm represents and certifies that, at the time of execution of this Agreement neither the Firm, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

31. Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

- a. The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.
- b. Affirmative steps must include:
  - i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
  - ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
  - iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

- iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
- v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (i) through (v) of this section.

32. Clean Air Act and Federal Water Pollution Control Act

Clean Air Act

- a. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- b. The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- c. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

Water Pollution Control Act

- a. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- b. The contractor agrees to report each violation to the (name of the applicant entering into the contract) and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- c. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

33. Texas Department of Emergency Management

Firm agrees to comply with appropriate and applicable provisions of the "Grant Terms, Assurances, and Conditions" being a part of the City's HMA contract for the emergency generator project.

34. Byrd Anti-Lobbying Amendment , 31 U.S. C. § 1352 (as amended) **FOR CONTRACTS OVER \$100,000**

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also

disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

35. Prohibition on Contracting for Covered Telecommunications Equipment or Services

**Prohibition on Contracting for Covered Telecommunications Equipment or Services**

1. *Definitions.* As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services, as used in this clause—

2. *Prohibitions.*

- a. Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.
- b. Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:
  - i. Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
  - ii. Enter, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
  - iii. Enter, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
  - iv. Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

3. *Exceptions.*

- a. This clause does not prohibit contractors from providing—
  - i. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
  - ii. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

- b. By necessary implication and regulation, the prohibitions also do not apply to:
  - i. Covered telecommunications equipment or services that:
    - 1. Are not used as a substantial or essential component of any system; and
    - 2. Are not used as critical technology of any system.
  - ii. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.
- 4. *Reporting requirement.*
  - a. In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.
  - b. The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:
    - i. Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.
    - ii. Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.
- 5. *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

36. Domestic Preferences for Procurements

**Domestic Preference for Procurements.**

The Contractor should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to, iron, aluminum, steel, cement, and other manufactured products.

For purposes of this clause:

*Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.*

**Part V - Schedule of Hourly Rates**

**Not Applicable**

**EXHIBIT A**

**HMGP ENGINEERING CONTRACT ATTACHMENTS**

May 7, 2026

Mr. Michael Gonzalez

City of Elgin - Public Works Director

310 North Main Street

P.O. Box 591

Elgin, TX 78621

RE: Proposal for Design, Construction, Construction Support, and Inspection Services for  
HMGP DR-4485-0084

Dear Mr. Gonzalez:

Ward, Getz & Associates LLC (WGA) is pleased to submit this proposal to the City of Elgin (Client) to provide Design, Construction, Construction Support, and Inspection Services for the above-referenced project. All terms and conditions will be per the grant requirements.

**Engineering Scope of Work (SOW)**

The proposal will consist of include the following components (defined as project limits):

1. Replacement of existing failed ATS at Water Well No. 15.
2. Installation of a new generator at Water Well No. 16 and replacement of the existing manual transfer switch with an automatic transfer switch. The generator will be sized according to the results of the electrical analysis.
3. Installation of a new generator and ATS at the Central Lift Station. The generator will be sized according to the results of the electrical analysis.
4. Update applications and/or permits for Texas Commission on Environmental Quality (TCEQ) – summary transmittal letter.

**I. Construction Support**

WGA will provide the following services as part of this task:

1. Attend and participate at the pre-construction meeting.

2. Provide review of contractor correspondence, submittal review, shop drawings, request for information review (RFI), and pay request review and recommendation letters to the City.
3. Organize and attend monthly construction meetings (estimated 2) and provide review of meeting minutes for distribution to the project team. Periodic construction inspection of the project will occur prior to or after these meetings for a maximum of two (2) hours per day for two (2) months after the start date of the project, for a maximum total of two (2) inspections.
4. Coordination with the Contractor, Owner, and Grant Administrator to address construction issues, schedule concerns, and field changes.
5. Attend final inspection and review contractor punch list.
6. Review documents for project closeout including certificate of construction completion, which will set the construction warranty period. Provide support to the City for all administrative close-out on the project with the State.

## **II. Construction Inspection**

1. WGA will provide part-time construction inspection of the project at two (2) hours per day for five (5) days per week for a maximum two (2) months after the start date of the project.
2. Inspection daily logs, progress photos, and site observations will be documented and stored/maintained. The Client will have access to all inspection data.
3. WGA inspector will abide by all appropriate health and safety standards required by the City and wear appropriate PPE.
4. Observe work completed for general conformity with the construction contract documents and plans.
5. Monitoring of construction schedule including review of critical path schedule and coordination with contractor to maintain schedule.
6. Coordination with the contractor, design engineer, and City regarding work sequencing and phasing, as required.
7. Assistance in risk mitigation regarding schedule and sequencing to reduce potential delays.
8. Verification of test results, construction methods, phasing, and review of Contractors quality assurance and quality control measures as needed.
9. Perform periodic checks of field testing for quality assurance.

10. Serve as liaison between City, design engineer, Contractor, and any other Jurisdiction(s).
11. Assistance in coordination of third-party entities (as requested).
12. Provide one (1) set of redlined construction plans to the design engineer for incorporation into the record drawings.

**Assumptions/Exclusions**

WGA will not control or have charge of, and shall not be responsible for:

1. Construction means, methods, techniques, and sequencing;
2. Procedures of construction;
3. Quality assurance testing;
4. Conflict resolution with private property owners;
5. Investigations, analyses, studies or design for substitutions or materials, corrections of defective or deficient work of the contractor or other deviations from the construction contract documents;
6. Health or safety programs or precautions connected with the work;
7. Managing, supervising, or have charge of construction.
8. Services related to contractor compliance with wage rate and DBE requirements of construction contract provisions, including field interviews or contractor employees.
9. Survey work for all locations will be limited to the boundaries of the facility where the upgrade is taking place.
10. Geotechnical report will utilize previous ones for projects for the slab design.
11. No changes to the Central Lift Station fenced perimeter; no changes to Well 16 perimeter fencing.
12. Services related to FEMA audit for compliance with grant requirements.
13. Services related to utility CCN applications.

**Fee Summary**

The services will be provided as a Lump Sum (LS) as follows unless otherwise noted:

Engineering Services

I.	Engineering	\$135,642.00
II.	Surveying (Special Services)	\$ 9,900.00
III.	Construction Support	\$ 30,000.00
IV.	Construction Inspection (Special Services)	<u>\$ 11,359.00</u>
<b>Total</b>		<b>\$186,900.00</b>

**Closure**

The total fee of the entire project is for a lump sum cost of \$186,900.00.

This fee includes labor and material costs associated with the Scope of Work identified above.

WGA's fee above is based on a continuous flow of work. Any delays or restrictions, caused by Client or Client's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation.

The payment schedule will be via monthly progress billing.

Changes in scope, including additional scenarios or modification to the scenarios identified above will be evaluated for additional services and/or materials cost through a formal change order process, which results in approval of the additional cost prior to executing the additional work.

Fees for services quoted in this Letter of Agreement are valid for a period of time not to exceed 60 days from the date of this letter.

Regards,



---

K. Beau Perry, P.E.

Regional Practice Leader

5-07-26

---

Date

**INSERT CONFIRMATION THAT FORM 1295 WAS SENT/ACKNOWLEDGED.**

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
CERTIFICATION OF FILING**

Certificate Number:  
2026-1459280

Date Filed:  
05/08/2026

Date Acknowledged:

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

WGA  
Houston, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

City of Elgin

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

05/08/2026  
Engineering Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is Steven Ward, P.E., and my date of birth is 2/8/1978.

My address is 2500 Tanglewilde, Suite 120, Houston, TX, 77063, USA.  
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bastrop County, State of Texas, on the 8 day of May, 2026.  
(month) (year)

  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** AN ORDINANCE OF THE CITY ELGIN, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SL 109 IN THE CITY LIMITS OF THE CITY OF ELGIN; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

**DEPARTMENT:** Executive

**PROPOSED ACTION:** Approval of the ordinance setting a new rate of speed on SL 109

**BACKGROUND:**

This item was previously voted on and passed by the Council at the April 21, 2026, meeting. This item is being brought back because it was passed as a resolution, and not as an ordinance, which is required to change the rate of speed. No changes have been made since the April 21, 2026, meeting.

The area of Speed Reduction shall include:

On Taylor Road, From SH 95 to Magony Lane. 45MHP reduced to 40 MPH.

On Taylor Road, From Magony Lane to Main Street, 40MPH is reduced to 35MPH.

No other roadways have been included in this recent study provided to the Elgin staff.

It should be noted that staff has never gotten a formal request to increase speed on any local street.

In recent years, staff has gotten comments to reduce speed on Taylor Road. Now staff holds a recommendation from the state government organization in control of said roadway.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was {} included {} not included in the current-year budget {X} N/A

**RECOMMENDATION:**

Staff recommends approval of the ordinance.

**ATTACHMENTS:**

1. SL 109 CITY ORDINANCE for Elgin

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

AN ORDINANCE OF THE CITY ELGIN, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SL 109 IN THE CITY LIMITS OF THE CITY OF ELGIN; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF ELGIN:

Section 1

It is hereby determined upon the basis of an Engineering and Traffic investigation that the prima facie maximum speed limit on those portions of SL 109 routed in the city of Elgin, is hereby stated, which prima facie maximum speed limit shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared to wit.

Speed Zone

**SL 109 (Control Section 0321-04)**

FOR SOUTHBOUND TRAFFIC:

On SL 109 (Control Section 0321-04) from mile point 0.103 (SH 95) to mile point 0.439 (Mogonye L.n), a distance of 0.336 miles, a prima facie maximum speed limit of 40 miles per hour.

From mile point 0.439 (Mogonye Ln) to mile point 0.910 (Main St.), a distance of 0.471 miles, a prima facie maximum speed limit of 35 miles per hour.

FOR NORTHBOUND TRAFFIC:

On SL 109 (Control Section 0321-04) from mile point 0.910 (Main St.) to mile point 0.439 (Mogonye Ln), a distance of 0.471 miles, a prima facie maximum speed limit of 35 miles per hour.

From mile point 0.439 (Mogonye L.n) to mile point 0.103 (SH 95), a distance of 0.336 miles, a prima facie maximum speed limit of 40 miles per hour.

SECTION II

That all of the streets of this city, and all portions of any such streets, are hereby declared to be public streets and that the driving or operating of any motor vehicle on or along any portion of any street of this city at a rate of speed that is greater than the maximum rate of speed for said portion of said street, as fixed by this ordinance shall be guilty of a misdemeanor, which is named " The Offense of Speeding " and that the said offense is punishable by a fine in any sum not to exceed Two Hundred dollars (\$200.00). That the use of the word " Speeding " shall be sufficient to designate the said offense, and shall mean that a motor vehicle has been driven upon a public street at a greater rate of speed than fixed by City Ordinance for the street and for the zone thereof, that such motor vehicle was so being driven upon, if zoned.

That in prosecutions under this ordinance, for the offense of speeding, the complaint, if in other respects sufficient in form, shall as to the portion thereof seeking to acknowledge the offense, be sufficient if it in substance alleges that the defendant did while driving a motor vehicle in said city commit the offense of " Speeding ".

SECTION III

That should any section or any portion of any section hereof be decreed to be void, the invalidity of such section or such portion thereof shall not affect the validity of the remaining portions of this ordinance; and that each section and each portion thereof not decreed to be invalid shall remain valid and enforceable.

That all ordinances and parts of ordinances that are in conflict with this ordinance are hereby repealed.

That the fact that prompt action should be taken in the regulation of traffic, on the streets of this city, in the manner provided for in this ordinance creates an emergency requiring that the rules that provide that an ordinance shall be read at three separate meetings of the city council before final passage, be suspended; and that the said rules are hereby suspended, and this ordinance is here and now passed, and that it is ordered that it take effect from and after its passage and publication.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_

Mayor, City of Elgin

Attest:

\_\_\_\_\_  
City Secretary



## Elgin City Council Meeting Agenda Item Executive Summary

---

**ITEM:** A RESOLUTION CONFIRMING THE ADOPTION OF AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SL 109 IN THE CITY LIMITS OF THE CITY OF ELGIN; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

**DEPARTMENT:** Executive

**PROPOSED ACTION:** Review and consider the resolution confirming the adoption of the ordinance presented.

**BACKGROUND:**

This resolution is confirming the passage of the previous ordinance for TxDOT. This resolution was previously passed at the April 21, 2026, and no changes have been made.

The area of Speed Reduction shall include:

On Taylor Road, From SH 95 to Magony Lane. 45MHP reduced to 40 MPH.

On Taylor Road, From Magony Lane to Main Street, 40MPH is reduced to 35MPH.

No other roadways have been included in this recent study provided to the Elgin staff.

It should be noted that staff has never gotten a formal request to increase speed on any local street.

In recent years, staff has gotten comments to reduce speed on Taylor Road. Now staff holds a recommendation from the state government organization in control of said roadway.

**BUDGET/FINANCIAL IMPACT:**

Funding for this item was {} included {} not included in the current-year budget {X} N/A

**RECOMMENDATION:**

Staff recommends passage of the resolution as presented in accordance with TxDoT's recommendation.

**ATTACHMENTS:**

1. RESOLUTION Taylor Rd Speed limits 2026-05-19-XX

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

*Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.*

**RESOLUTION NO. 2026-05-19-XX**

**A RESOLUTION CONFIRMING THE ADOPTION OF AN ORDINANCE OF THE CITY OF ELGIN, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SL 109 IN THE CITY LIMITS OF THE CITY OF ELGIN; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Elgin Public works staff has received notice from the Texas Department of Transportation of the Engineering study of Speed limits on Loop 109 also known as Taylor Road in the City limits of Elgin; and

**WHEREAS**, upon review of the study the Texas Department of Transportation (TxDoT) has deemed necessary changes to said speed limit; and

**WHEREAS**, The Elgin City council being duly elected and charged with ratifying such changes now is presented with the findings of fact.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:**

**Section 1. Findings.** The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Authorization.** The Mayor is hereby authorized to execute the ordinance upon passage of this Resolution with terms identified in the ordinance numbered 2026-05-19-\_\_\_.

**Section 3. Open Meetings.** The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

**Section 4. Funding.** There is no funding requirement for this ordinance to take effect.

**Section 5.** This Resolution shall take effect immediately upon passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May 2026.

ATTEST:

\_\_\_\_\_  
THERESA Y. MCSHAN, Mayor  
City of Elgin, Texas

\_\_\_\_\_  
PEYTON STANDIFER, City Secretary