

# The Rumor Mill Vol. 5

March 8, 2022

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## What is the Rumor Mill?

In an effort to enhance communication between the City of Elgin and our citizens, from time to time, we will update with topics that will hopefully clarify and address some of the more well-known rumors that may be out in our community.



### Rumor of the Day: Why are all the new subdivisions outside Elgin City limits and do they pay any taxes for use of city services?

Given the recent changes in Texas annexation laws, it can be confusing for Elgin residents to distinguish which new residential developments are technically inside the city limits (and pay City property taxes) and which are not – especially when some of the projects are “side-by-side”.

All of the following residential projects currently under development in the County Line Road area are within the Elgin city limits, pay full City property taxes, contribute to County Line Road new construction (except for Creek’s Crossing), and will comply with parkland dedication requirements:

**Peppergrass** (272 lots), **Homestead** (475 lots), **Eagles Landing, Phs 2&3** (250 lots), **Stone Creek Ranch** (407 units), **Briarwood-formerly Lone Willow** (700 lots) and **Creek’s Crossing** (287 lots)

The City has also approved and executed Development Agreements with 3 Municipal Utility Districts (MUDs) that are outside the city limits. Owners of property within the MUDs will not pay

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City property taxes – but the City will provide no services to the MUDs (other than water & sewer services which the residents will pay for like all other customers). In addition these MUDs:

**Harvest Ridge MUD** (1,171 lots on County Line Road) – Will provide free and at no cost to the City: (1) \$1.5M to County Line Road construction, (2) land for a new EISD school, (3) land for city public safety use, (4) parkland dedication, (5) all costs associated with expansion of wastewater treatment plant to serve the MUD, and (6) an additional \$1.9M in Master Development Fees.

**Trinity Ranch MUD** (1,716 lots on Swenson Blvd.) – Will provide free and at no cost to the City: (1) \$1M for transportation improvements including a traffic signal at Hwy290, (2) per-lot donation to EISD, (3) land for city public safety use, (4) parkland dedication, (5) all costs associated with expansion of wastewater treatment plant to serve the MUD, and (6) an additional \$2M in Master Development Fees.

**Brickston MUD** (1,900 lots on Hwy290) – Will provide free and at no cost to the City: (1) land for a new EISD school, (2) land for city public safety use, (3) all costs associated with construction of a new wastewater treatment plant to serve the MUD, (4) parkland dedication, and (5) an additional \$4M in Master Development Fees.

Residential Developments in City & ETJ Map

<https://www.elgintx.com/DocumentCenter/View/5394/Residential-Development-in-City-and-Extrateritorial-Jurisdiction-ETJ-Map-PDF>

Have you heard a rumor you would like the city to address? If so, contact City Secretary Jennifer Stubbs at [jstubbs@ci.elgin.tx.us](mailto:jstubbs@ci.elgin.tx.us).

## Access our website for more information on City limits and City Council wards

City limits and Extra Territorial Jurisdiction (ETJ)

<https://www.elgintx.com/DocumentCenter/View/1445/City-Limits--Extraterritorial-Jurisdiction-ETJ-Map-PDF>

City Council Wards

[2022-01-10-WARDS-24--x-36 \(elgintx.com\)](https://www.elgintx.com/DocumentCenter/View/1445/City-Limits--Extraterritorial-Jurisdiction-ETJ-Map-PDF)