

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
REGULAR MEETING
THURSDAY, OCTOBER 10, 2024**

- I. CALL TO ORDER-ROLL CALL:** The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX, U.S.A.

BOARD PRESENT: Chair Regan Dumbeck, Darren Mogonye, Stephen Finley, Suzannah Des Roches (Senior Alternate), David Lanford (Junior Alternate), and S.H. McShan.

BOARD ABSENT: Vice-Chair Stephen Kylberg.

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

STAFF ABSENT: Beau Perry, Development Services Director

- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.

III. CONSENT AGENDAS

1. July 11, 2024 Minutes.

Darren Mogonye moved that the Board approve the consent agenda. Stephen Finley seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. Election of Chair and Vice-Chair for October 2024 to September 2025:

Chair Regan Dumbeck read out the procedure of nomination requiring acceptance but no second, followed by a vote. Chair Regan Dumbeck opened the floor for nominations from the Board.

Darren Mogonye nominated Chair Regan Dumbeck to remain as Chair. Chair Regan Dumbeck accepted the nomination. The vote passed unanimously with a vote of six (6) for and zero (0) against.

As current Vice-Chair Stephen Kylberg was absent to accept a nomination, Suzannah Des Roches nominated Darren Mogonye to the position of Vice-Chair. Darren Mogonye accepted the nomination. The vote passed unanimously with a vote of six (6) for and zero (0) against.

2. Project #202400064: A zoning variance from Section 46-739 (b) (3) a. in order to increase the maximum height of a monopole from one hundred and fifty feet (150') to one hundred and eighty feet (180') to allow for the construction of a wireless communication tower in the "I" - General Industrial District on the property of an existing tire shop located at 690 West Highway 290 (Parcel number 77811, A59 STANDIFER, ELIZABETH, ACRES 2.2010, as located in Bastrop Co.).
- A. Staff Presentation – Melissa Lipiec presented the proposed location for the monopole, described other locations of similar existing monopoles of heights between 180' and 220', and clarified that the City's ordinance has been updated in reflection of that of the city of Round Rock. She also included that Police Chief Noble had been contacted by the applicant and was in support of the project.
- B. Applicant Presentation – The Applicant Vincent Huebinger had a slide presentation prepared to detail the desire to invest in Elgin's infrastructure, the regions of the city that were currently underserved by AT&T cellular coverage and which existing towers were overburdened, the improvements to the region's coverage by the new tower, the difference that the requested 30 feet would make in said coverage, and the steps taken to conform to all other components of the City's code regarding construction of the monopole.

IV. NEW BUSINESS (Cont.)

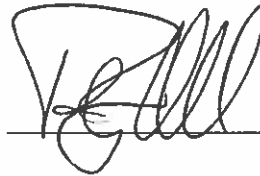
- C. Open Public Hearing – The public hearing was opened at 6:54 P.M. There were no members of the public present to offer comments.
- D. Close Public Hearing – The public hearing was closed at 6:54 P.M.
- E. Discussion – There was some discussion between the Board and Applicant regarding the safety concerns of the tower, and the potential utility for emergency services and other cellular carriers to utilize the tower for reception. The Applicant drew attention to the distributed affidavit assuring the Board that the AT&T radio waves would not interfere with the City’s SCADA system or other emergency responses, and described locations on the tower where emergency services could have their short-wave radio transmitters.
- F. Consideration – Vice-Chair Darren Mogonye moved that the Board approve the Variance request for the requested height maximum of 180 feet. Stephen Finley seconded the motion. David Lanford was not required to vote for the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec reminded the Board of Think Pink Thursdays in honor of the upcoming Hogeye Festival on October 26th, and encouraged the Board to spread the word.
- 2. Melissa Lipiec announced that David Lanford would be leaving the Board at the end of the year due to moving outside the City of Elgin.
- 3. Melissa Lipiec conveyed a request from City Council following the Board reappointed that the Board take a group photo for the City of Elgin website. William McIlvain took the photo.

VI. ADJOURNMENT

The meeting was adjourned at 7:05 P.M.



Regan Dumbeck, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by DARREN MOGONYE, seconded by STEPHEN FINLEY the foregoing instrument was passed and approved on this 12 day of DECEMBER, 2024.