

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

- 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, Vice-Chair Darren Mogonye, Stephen Kylberg, Suzannah DesRoches (Senior Alternate), and S. H. McShan.

**BOARD ABSENT:** Stephen Finley

**STAFF PRESENT:** Beau Perry, Development Services Director; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager.

**STAFF ABSENT:** Melissa Lipiec, Planning Technician

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

**III. CONSENT AGENDAS**

1. January 9, 2025 Minutes.

Vice-Chair Darren Mogonye moved that the Board approve the consent agenda. Stephen Kylberg seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against. Suzannah DesRoches was not required to vote for the motion.

**IV. NEW BUSINESS**

1. Project #202500013: A zoning variance from Section 46-635 in order to reduce the minimum onsite parking to zero spaces in the "C-2" – General Commercial District at 207 E 2nd St (Parcel number 12417 Puckett, Block 40, Lot FRS 6, 17 & 18, as located in Bastrop Co.).
- A. Staff Presentation – Director Beau Perry presented the variance application as mirroring one that the Board had approved for same applicant in July of 2023 for the neighboring property in the same building. The property does not have space for off-street parking and the rear is to be used for loading.
  - B. Applicant Presentation – The Applicant Ricardo Velazquez was not present but his brother Daniel Velazquez was present to field questions on his behalf. Vice-Chair Darren Mogonye asked about the proposed use of the space as a party supply store and what would be stocked, and Daniel Velazquez described the intended storage of supplies such as chairs and tables, piñatas, and similar supplies.
  - C. Open Public Hearing – The public hearing was opened at 6:37 P.M. No member of the public stood to speak on the project. William McIlvain confirmed that the office had received no reply to the notice letters sent to properties within 200 feet.
  - D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
  - E. Discussion – Stephen Kylberg asked if the granted variance would carry with the building to other uses, and Director Beau Perry confirmed that it would.
  - F. Consideration – Stephen Kylberg moved to approve the zoning variance request as presented. Vice-Chair Darren Mogonye seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against. Suzannah DesRoches was not required to vote for the motion.

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

2. Project #202500014: A zoning variance from Section 46-635 in order to reduce the minimum onsite parking to zero spaces in the "C-2" – General Commercial District at 34 North Avenue C (Parcel No. 12331 Elgin City, Block 16, Lot 18, 19, 20 & 21 (FR), as located in Bastrop Co.). - Withdrawn by Applicant.
  - A. Staff Presentation – Director Beau Perry presented the project as being for the incoming Things Celtic curio shop in the downtown overlay. They had initially been informed that due to not being in the historic district they would require paved parking spaces, and because this would be cost-prohibitive for them they requested a variance to allow for no required parking. They were later informed that due to being in the downtown overlay they had alternative parking options beyond just pavement, and these options were more agreeable to the Applicant. As such they formally withdrew their application for the variance, but as it had been noticed in the paper it had to be addressed at this meeting.

**V. ANNOUNCEMENTS**

1. William McIlvain announced on behalf of Melissa Lipiec that the Board is still missing a Junior Alternate to take the place of David Lanford, and encouraged the Board members to reach out to potential interested candidates.

**VI. ADJOURNMENT**

The meeting was adjourned at 6:42 P.M.



Regan Dumbeck, Chair

ATTEST: Melissa Lipiec  
Melissa Lipiec, Secretary

On a motion by STEPHEN FINLEY, seconded by DARREN MOGONYE the foregoing instrument was passed and approved on this 12 day of JUNE, 2025.