

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

**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.

**COMMISSION PRESENT:** Chair Antonio Prete, Vice-Chair Scott Mackay, Danica Morgan, Jennifer Wissmann, Berney Williams, Dorothy McCarther, Taylor Christian.

**COMMISSION ABSENT:** None

**STAFF PRESENT:** Robert Eads, City Manager; Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager

**STAFF ABSENT:** None

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

**III. CONSENT AGENDA**

1. November 18, 2025 Minutes.

Berney Williams moved that the Commission approve the consent agenda. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

**IV. NEW BUSINESS**

1. Project # 202600003: 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-1" Single Family Residential District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 41733 (ELGIN WEST COUNTRYSIDE, LOT 11, ACRES 1.076) at 1512 North Ave C.

A. Staff Presentation – Director Beau Perry introduced the property as having previously received a Specific Use Permit for operation of a day care in the R-1 district, and which is now seeking to rezone to C-2 to accommodate a planned expansion of an indoor child recreation center.

B. Applicant Presentation – The applicant David Samuelson stood to speak on the nature of the proposed expansion and why impervious coverage restrictions necessitated the zoning change.

C. Open Public Hearing – The public hearing was opened at 6:39 P.M. No members of the public present stood to speak on this item.

D. Close Public Hearing – The public hearing was closed at 6:39 P.M.

E. Discussion – The Commission discussed the history of this property's Specific Use Permits and the current operation as something approaching C-1 use despite the R-1 zoning. They discussed future plans for improvement of FM 1100 and the expectation that the corridor would all be commercial someday, so a lone commercial property would not constitute "spot zoning." Vice-Chair Scott Mackay voiced concern about encouraging commercial uses when the surrounding lots are still residential. There was also discussion about the requirements of the business to meet C-2 standards.

F. Recommendation – Taylor Christian moved to recommend to the City Council approval of the requested rezoning to C-2. Danica Morgan seconded the motion. Danica Morgan, Berney Williams, Chair Antonio Prete, Dorothy McCarther, and Taylor Christian voted in favor. Jennifer Wissmann and Vice-Chair Scott Mackay voted against. The motion passed with a vote of five (5) for and two (2) against.

#### IV. NEW BUSINESS (Cont.)

2. Project #202600004: 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 from "C-1" Neighborhood Shopping District to "C-2" General Commercial District 0.5880 acres of land on Travis County Parcel 557535 and 2.0920 acres of land on Travis County Parcel 557536, located at 13919 County Line Rd.
  - A. Staff Presentation – Director Beau Perry introduced the property at the intersection of FM 1100 and County Line Road, explaining that the lot has been vacant for a long time and the applicant is seeking rezoning to develop it.
  - B. Applicant Presentation – The applicant Vincent Huebinger delivered a slideshow presentation showing the intended use of the space and the social and economic benefit to the City.
  - C. Open Public Hearing – The public hearing was opened at 7:06 P.M. Spencer Collins, a representative for the seller of the property, spoke to advocate for the intended development.
  - D. Close Public Hearing – The public hearing was closed at 7:10 P.M.
  - E. Discussion – The Commission discussed the area and expectations of increased traffic congestion, noting the development of Cedar Grove Apartments currently underway. Director Perry explained some of the proposed TxDOT developments to FM 1100 anticipated for 2040. Jennifer Wissmann called attention to the letter received from a concerned citizen strongly opposing the development, citing redundancy of gas stations in the vicinity and disruption to nearby residential use.
  - F. Recommendation – Jennifer Wissmann moved that the Commission recommend denial of the rezoning request to City Council. Danica Morgan seconded the motion. Danica Morgan, Jennifer Wissmann, Dorothy McCarther, and Taylor Christian voted in favor of denial. Chair Antonio Prete, Vice-Chair Scott Mackay, and Berney Williams voted against denial. The motion passed with a vote of four (4) for and three (3) against.
3. Project #202500080: 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 30.785 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 15519 and 73869, located at 800 North State Highway 95.

At 7:25 Chair Antonio Prete recused himself from speaking on this item; Vice-Chair Scott Mackay assumed the role of mediator.

- A. Staff Presentation – Director Beau Perry introduced the property as part of a planned developed called Silo Ranch, and that this tract is requesting rezoning for a hotel. The project fits in with the City's land use plan. He also called attention to the recently annexed 45½ acres adjacent to this lot, also part of the development.
- B. Applicant Presentation – The applicant Tim Condon spoke to elaborate on the Silo Ranch project as a whole and that they have acquired a Marriott franchise for this location. He also pointed out where roadway infrastructure would connect from Highway 95 to the Primavesta subdivision.
- C. Open Public Hearing – The public hearing was opened at 7:30 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 7:30 P.M.

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

- E. Discussion – The Commission discussed the benefits of having an additional hotel and retail space within the City.
- F. Recommendation – Berney Williams moved to recommend to the City Council approval of the requested rezoning to C-3. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against. Chair Antonio Prete abstained from voting.

**V. ANNOUNCEMENTS**

- 1. Melissa Lipiec showcased the Conflict of Interest form to the Commission and explained that any Commission member with a conflict of interest regarding a meeting item must submit the form to the City Secretary, as Chair Antonio Prete had for the third item of this meeting.
- 2. Melissa Lipiec announced that the next meeting will be March 23<sup>rd</sup> and presently has no items to present, but that may change over the course of the month.
- 3. Melissa Lipiec formally introduced the new City Manager Robert Eads to the Planning and Zoning Commission.

**V. ADJOURNMENT:** The meeting was adjourned at 7:37 P.M.

  
~~Antonio Prete, Chairman~~ Scott Mackay, Vice-Chair

ATTEST: 

William McQuinn ~~William McQuinn~~ Melissa Lipiec, Secretary

On a motion by Dorothy McCarther, seconded by Jennifer Wissmann the foregoing instrument was passed and approved on this 23<sup>rd</sup> day of March, 2026.