

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

- I. CALL TO ORDER – ROLL CALL:** The Vice-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: Vice-Chair Scott Mackay, Danica Morgan, Jennifer Wissmann, Dorothy McCarther.
COMMISSION ABSENT: Chair Antonio Prete, Berney Williams, Taylor Christian.
STAFF PRESENT: Melissa Lipiec, Planning Technician; William McIlvain, Planning Technician; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: Beau Perry, Director of Development Services.
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public present stood to speak on this item.
- III. CONSENT AGENDA**
1. February 23, 2026 Minutes.
Dorothy McCarther moved that the Commission approve the consent agenda. Jennifer Wissmann seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #202500104: A preliminary plat titled "Preliminary Plat of Silo Ranch" located on parcels of land known by the Bastrop County Central Appraisal District as Parcels 15519, 73869, and 57003, located west of N Highway 95 for a total of 9 mixed-use lots on a total of 76.190 acres of land.
 - A. Staff Presentation – Melissa Lipiec introduced the project as the same property whose rezoning had been discussed at the last meeting, and which had been annexed into the City at a February City Council meeting.
 - B. Applicant Presentation – The applicant Tim Condon explained the intentions behind the development and the discussion with the City about the interest in a hotel.
 - C. Open Public Hearing – The public hearing was opened at 6:37 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
 - E. Discussion – Vice-Chair Scott Mackay asked about the discrepancies between the provided Concept Plan and the proposed phasing within the Preliminary Plat. He also asked about the meaning of Note 12 referencing the Aqua Water Supply Corporation easement. Tim Condon referenced the agreement that the City of Elgin has with Aqua for CCN transfer reimbursement, and that because the first phase of the plat is already within Elgin's CCN it is not a focus at this time. Alyssa Loveday also explained the current easements that have not been precisely measured at this time.
 - F. Consideration – Danica Morgan moved that the Commission approve the Preliminary Plat as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

2. Project #202500105: A final plat titled "Final Plat of Silo Ranch, Phase One" located on a portion of a parcel of land known by the Bastrop County Central Appraisal District as Parcel 15519, located west of N Highway 95 for a total of 6 mixed-use lots on a total of 15.386 acres of land.
 - A. Staff Presentation – Melissa Lipiec introduced this project as the Final Plat of the first phase of the Silo Ranch development whose Preliminary Plat was just approved.
 - B. Applicant Presentation – The applicant Tim Condon had no additional information to add.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.
 - E. Discussion – The Commission had no further discussion on the plat or development.
 - F. Consideration – Dorothy McCarther moved that the Commission approve the Final Plat as presented. Jennifer Wissmann seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. ANNOUNCEMENTS

1. Melissa Lipiec reminded the Commission of the Capital Area Metropolitan Planning Organization’s online open house which is inviting commentary from the public.
2. Melissa Lipiec announced that the next meeting will be April 27th and we are anticipating submittal of a Specific Use Permit application. The Commission briefly discussed City Council decisions on the rezoning requests fielded at the previous meeting.
3. Melissa Lipiec announced her upcoming retirement in early June, and explained that William McIlvain would be taking over her responsibilities with this Commission.

V. ADJOURNMENT: The meeting was adjourned at 6:52 P.M.



Antonlo Prete, Chairman

ATTEST: 

William McIlvain, Secretary

On a motion by Scott MacKay, seconded by Danica Morgan the foregoing instrument was passed and approved on this 27 day of April, 2026.