

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, APRIL 27, 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, Dorothy McCarther, Taylor Christian.
COMMISSION ABSENT: Jennifer Wissmann, Berney Williams
STAFF PRESENT: 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. March 23, 2026 Minutes.
Vice-Chair Scott Mackay moved that the Commission approve the consent agenda. Danica Morgan seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #202600013: An ordinance granting a Specific Use Permit for the operation of a gymnasium on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 8720493, Shaholli Estates, LOT 4, ACRES 1.220, City of Elgin, Texas, Bastrop County.
- A. Staff Presentation – Director Beau Perry introduced the property as proposed for use as a cheer and tumble gym. The current zoning of Industrial will not change. He called attention to the required extension of N Ave G to access the proposed development.
- B. Applicant Presentation – The applicant Luis Granillo detailed the proposed development, with a 10,000 square foot building and 50 parking spaces, and confirmed the intent to extend N Ave G.
- C. Open Public Hearing – The public hearing was opened at 6:36 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 – Chair Antonio Prete reminded the Commission that the proposed plan is subject to change, and the recommendation being made is about the use. The Commission discussed the potential impact to surrounding residences of a gym, and agreed that there could be more disruptive uses of Industrially zoned property than a gym. Director Perry also explained that it is because no zoning district encompasses use as a gymnasium that this is being requested as a Specific Use Permit, which means future possible uses will not change beyond the granted SUP.
- F. Recommendation – Vice-Chair Scott Mackay moved that the Commission recommend approval of the requested Specific Use Permit with no imposed time limit. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

2. Project #202600023: 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-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County.
 - A. Staff Presentation – Director Beau Perry introduced the property as one that had been presented before the Commission last year and had successfully rezoned from Industrial to Single Family and Duplex Dwelling District. The owner then sold the property and the new owners are proposing developing a skating rink, but this item is solely discussing the rezoning and not that project.
 - B. Applicant Presentation – The applicant Luis Granillo outlined the proposed development, noting that it was subject to change. He explained that rezoning to the "C-2" General Commercial District would increase allowable impervious coverage, which would be necessary for the structure and parking.
 - C. Open Public Hearing – The public hearing was opened at 6:50 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:50 P.M.
 - E. Discussion – The Commission discussed that the original rezoning to R-2 had been hoping to see the land developed, and that Commercial zoning would not be more disruptive than the original Industrial.
 - F. Recommendation – Taylor Christian moved that the Commission recommend approval of the rezoning request as presented. Danica Morgan seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
3. Project #202600024: An ordinance granting a Specific Use Permit for the operation of a skating rink on property located on a parcel of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County.
 - A. Staff Presentation – Director Beau Perry explained that this request is for the use that the previous item is rezoning in preparation for, and that a roller skating rink does not fall under any existing zoning district so a Specific Use Permit is required. He noted that the proposed parking on the site is lower than what would be required for the proposed structure, and so down the road that would require a variance or negotiation with neighboring property owners, but that is not a matter for this meeting.
 - B. Applicant Presentation – The applicant Luis Granillo reiterated the plan to develop the skating rink.
 - C. Open Public Hearing – The public hearing was opened at 6:58 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:58 P.M.
 - E. Discussion – The Commission did not have any additional comments.
 - F. Recommendation – Vice-Chair Scott Mackay moved that the Commission recommend approval of the requested Specific Use Permit with no imposed time limit. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

- 4. Project #202600025: 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 45.405 acres of land from "R-1" Single-Family Residential District to "C-3" Highway Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 57003 and 15519, located at 800 North State Highway 95.

At 7:00 P.M. 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 reminded the Commission of the Silo Ranch development brought forward in past meetings, and that this is a continuation of that rezoning process. He pointed out the boundaries of the tract and where future roadways would be developed.
- B. Applicant Presentation – The applicant Tim Condon reiterated the goal for a commercial corridor.
- C. Open Public Hearing – The public hearing was opened at 7:03 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 7:03 P.M.
- E. Discussion – Vice-Chair Scott Mackay asked why the property hadn't been rezoned all at one meeting, and Tim Condon explained that they did not have the full metes and bounds together before now.
- F. Recommendation – Dorothy McCarther moved that the Commission recommend approval of the rezoning request as presented. Taylor Christian seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against. Chair Antonio Prete recused himself from this vote.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec informed the Commission that the next meeting in May would be moved up to the 18th as the normal meeting date falls on Memorial Day.
- 2. Melissa Lipiec informed the Commission of developments on Elgin's roadways on Kennedy St and showed where on the website information could be found.
- 3. Director Beau Perry informed the Commission that plans are in the works for Melissa Lipiec's retirement party and that the Commission is invited when those plans come together.

VI. ADJOURNMENT: The meeting was adjourned at 7:09 P.M.



Antonio Prete, Chairman

ATTEST: 

William McIlvain, Secretary

On a motion by Taylor Christian, seconded by Danica Morgan the foregoing instrument was passed and approved on this 18 day of May, 2026.