

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, APRIL 16, 2026**

- I. CALL TO ORDER-ROLL CALL:** The Chair called the meeting to order at 6:32 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 Finley, Christina Cotton (Senior Alternate).

BOARD ABSENT: Stephen Kylberg, Suzannah DesRoches

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

STAFF ABSENT: Beau Perry, Development Services Director

II. OATH OF OFFICE

1. Prospective Junior Alternate Board member Jessica Bega was called to stand before the present Board. Melissa Lipiec led her through an oath of office in which she pledged to uphold the principles of the City of Elgin and the laws of the City of Elgin, State of Texas, and United States of America. Jessica Bega then took her seat among the Board.

- III. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No member of the public present stood to speak on this item.

IV. CONSENT AGENDA

2. November 13, 2025 Minutes.

Christina Cotton moved that the Board approve the consent agenda. Stephen Finley seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

V. NEW BUSINESS

1. Project #202600019: A zoning variance from Section 46-233 (3) in order to reduce the required rear setback from ten feet (10') to zero feet (0') in the "R-1" Single-Family Dwelling District to allow for a carport and garage expansion located at 807 N Ave C (Parcel number 13598, W & O, BLOCK 5, LOT 3 (S 1/2), as located in Bastrop Co.).
 - A. Staff Presentation – Melissa Lipiec explained that the applicant applied for a building permit to expand his car port inward within his property, but the expansion of the structure was flagged as the existing car port and the garage encroached into the rear setback of the property. While it is currently lawful non-conforming, it requires a variance to conform to code if the structure is changed.
 - B. Applicant Presentation – Jana Nance stood to speak to clarify the direction of the planned expansion and that the structures have existed for decades. Larry Nance commented on the construction materials and the connection between the structures.
 - C. Open Public Hearing – The public hearing was opened at 6:47 P.M. No member of the public stood to speak on the project. Melissa Lipiec drew attention to a comment submitted electronically and presented to the Board before the meeting.
 - D. Close Public Hearing – The public hearing was closed at 6:49 P.M.
 - E. Discussion – The Board discussed the difference between granting continued use of an existing structure versus allowing an exception to the code for a new structure, and the balance to be struck in modernizing the city while not penalizing property owners.

V. NEW BUSINESS (Cont.)

F. Consideration – Vice-Chair Darren Mogonye moved to approve the variance as requested. Christina Cotton seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

2. Project #202600020: A zoning variance from Section 46-265 (4) to reduce the required lot width in the “R-2” Single-Family and Duplex Dwelling District from 60 feet to 55 for the St. Peter’s Evangelical Lutheran Church at 409 E. 8th St (Parcel number 11340, GARRETT, BLOCK E, LOT 4 (FR), as located in Bastrop Co.).

A. Staff Presentation – Melissa Lipiec explained that the church had submitted a site plan for a religious use, which staff determined must be a subordinate use of the church and located on its same property. The church submitted an amending plat to combine lots to enable this, but in the process staff review determined that one existing lot did not meet minimum width requirements. The church is thus requesting a variance for that minimum lot width for the existing lot so that the plat can be approved.

B. Applicant Presentation – Pastor Samuel Brannon stood to explain that the plat amendment was secondary to the goal of developing the site, but the newly platted configuration would help if the church wishes to sell portions of its property in the future.

C. Open Public Hearing – The public hearing was opened at 7:01 P.M. Nancy Caldera of 412 E 7th St voiced her concerns about the nature of the site development ancillary to the variance request, and was assured by Samuel Brannon that the church would have open communication with neighbors.

D. Close Public Hearing – The public hearing was closed at 7:06 P.M.

E. Discussion – The Board discussed that any development of the lot would still have to meet all other area requirements of the R-2 zoning district, even if sold, and setbacks would have to be respected.

A late arrival from the public asked to comment and a second Public Hearing was opened at 7:09 P.M. The comment ended up being with regard to the previous item which had already been acted upon. The second Public Hearing was closed at 7:10.

F. Consideration – Vice-Chair Darren Mogonye moved to approve the variance as requested. Stephen Finley seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

VI. ANNOUNCEMENTS

1. Melissa Lipiec announced a lack of current applications for the May 21 meeting of the Board of Adjustments, and will keep the Board posted if a meeting is happening or will be cancelled.

2. Melissa Lipiec announced her upcoming retirement in early June, and explained that William McIlvain would be taking over her responsibilities with this Board.

VII. ADJOURNMENT

The meeting was adjourned at 7:13 P.M.



Regan Dumbeck, Chair



ATTEST: William McIlvain, Secretary

On a motion by Jessica Bega, seconded by Stephen Finley the foregoing instrument was passed and approved on this 21 day of May, 2026.