

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, MAY 18, 2026**

- I. CALL TO ORDER – ROLL CALL:** The Chair called the meeting to order at 6:31 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, Dorothy McCarther, Taylor Christian
COMMISSION ABSENT: Berney Williams.
STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Planning Technician; Jessica Vazquez, Admin Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: N/A
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public present stood to speak on this item.
- III. CONSENT AGENDA**
1. April 27, 2026 Minutes.
Taylor Christian moved that the Commission approve the consent agenda. Danica Morgan seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #202500098: A replat titled “Re-Plat Old McDade Place Lot 4” located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 8715126 and being 1.23 acres of land in order to create two (2) new lots out of one (1) existing lot located at 1135 Old McDade Road, City of Elgin, Bastrop County, Texas.
 - A. Staff Presentation – Beau Perry introduced the project as a property on the edge of Elgin’s ETJ. The original final plat was more than 50% outside the ETJ and thus did not come before the Commission, but this replat is for a lot whose majority is within the ETJ and thus in Elgin’s jurisdiction.
 - B. Applicant Presentation – The applicant, Laura Ramirez, explained the intentions behind the replat and the discussion with the City about building two houses. Originally, the deed restricts the building of two houses on one lot, making it difficult for her to sell, thus the replatting.
 - 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 deed restrictions. Chair Antonio Prete followed by stating that the City of Elgin does not monitor the deed restriction. Chair Antonio Prete commented on the missing lot number (4) on the re-plat. The lien holder is on the deed but not the plat, and removal of a surveyor note. Chair Antonio Prete commented to Mrs. Ramirez regarding the 18” culvert and future driveway. Exchange between Chair Antonio Prete and Beau Perry about a 25 ft setback, which is an Aqua easement.
 - F. Consideration – Vice-Chair Scott Mackay moved that the Commission approve the re-plat as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with conditions, a vote of six (6) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec announced her upcoming retirement in early June, and explained that William McIlvain would be taking over her responsibilities with this Commission, and Jessica Vazquez will be taking over William's current position.
2. Melissa Lipiec announced that the next meeting will be on June 22nd, and we currently have only one item on the agenda.

VI. ADJOURNMENT: The meeting was adjourned at 6:46 P.M.



Antonio Plete, Chairman

ATTEST: 

William McIlvain, Secretary

On a motion by Berney Williams, seconded by Taylor Christian the foregoing instrument was passed and approved on this 22 day of JUNE, 2026.