

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 22, 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, Taylor Christian, Berney Williams
COMMISSION ABSENT: Jennifer Wissmann, Danica Morgan, Dorothy McCarther
STAFF PRESENT: Beau Perry, Director of Development Services; William McIlvain, Planning Technician; Jessica Vazquez, Admin Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: None
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public present stood to speak on this item.
- III. CONSENT AGENDA**
1. May 18, 2026 Minutes.
Berney Williams moved that the Commission approve the consent agenda. Taylor Christian seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #202600021: A replat titled “Replat of Lot 3 Elgin Business Park Amended Plat of A Portion of Lot 1” located on a parcel of land known by Bastrop County as Parcel 133003 and being 2.306 acres of land located on 1126 Swenson Blvd, Elgin, Texas.
- A. Staff Presentation – Director Beau Perry introduced the property as previously subdivided from a 10-acre piece of land, as presented now, the division of 2.306 acres into two lots. The current lot previously received approval to change the zoning from Industrial to C-2 for the intended use of a sub-storage facility.
- B. Applicant Presentation – Applicant was not in attendance; no presentation took place.
- C. Open Public Hearing – The public hearing was opened at 6:35 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 6:36 P.M.
- E. Discussion – Vice-Chair Scott Mackay asked if the zoning will change when the property is replated. Chair Antonio Prete and Director Beau Perry confirmed that the zoning will stay as C-2 after the replat. Chair Antonio Prete asked if there is water and wastewater on both lots, and Director Beau Perry confirmed yes. Chair Antonio Prete noted on the warranty deed that there is a lien, but not on the plat. Director Beau Perry confirmed that is correct, but has been cleared since; there is no lien holder. Chair Antonio Prete requested the FEMA note to be corrected from 2026 to 2006, along with a missing right-of-way tie to Lee Dildy, and the correction of iron rod set to be iron rod found as stated on the original subdivision.
- F. Recommendation – Vice-Chair Scott Mackay moved that the Commission approve the replat of Lot 3 Elgin Business Park Amended Plat of A Portion of Lot 1 Parcel 133003 with noted corrections. Taylor Christian seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

2. Project 202600010: A Final Plat titled "Final Plat Rhode Tract Subdivision" located on parcels of land known by Bastrop County Appraisal District as Parcel 11945 and 8731878, located on the south side of 290, west of Roy Rivers Road.
 - A. Staff Presentation – Director Beau Perry introduced the property as a development that is under a PDD with an estimate of 60 acres of commercial and retail along Highway 290. The road, as of now, is a dead end that will eventually continue down and tie into Innovation Way. The final plats lists 16 lots and two detention lots with the anticipation of lots for retail, hotel spaces, and a big box anchor. The final plat approval will allow the closing on multiple lots along the 290 frontage.
 - B. Applicant Presentation – The applicant Austin Jarmusch was present but did not have a presentation.
 - C. Open Public Hearing – The public hearing was opened at 6:42 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:42 P.M.
 - E. Discussion – Vice-Chair Scott Mackay asked if there would be a name change when Lee Dildy joins Innovation Way. Director Beau Perry explained that Lee Dildy will wrap around and meet Innovation Way for now for plat purposes, but ultimately will have a formal street name once addressing the business park. Chair Antonio Prete asked about the buffer shown on the preliminary plat. Austin Jarmusch explained that the re-evaluation of the environmental zone and jurisdictional determination deemed it as no longer applicable under current standards. Chair Antonio Prete requested revision regarding 500- year floodplain and 100- year floodplain boundary per LOMR to be added for future referencing, as well as accurately inserting dimensions and labeling for easements, setbacks, and finish floor elevation. Chair Antonio Prete pointed out the possible misinterpretation of the labeled drainage easement and advised inserting clear verbiage.
 - F. Recommendation – Taylor Christian moved that the Commission approve the final plat titled "Final Plat Rhode Tract Subdivision" Project 202600010 with noted changes. Berney Williams seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
3. Project 202600007: A Final Plat titled "Final Plat Harvest Ridge Section 5" located on parcels of land known by Bastrop County Appraisal District as Parcels 8729340 and 8736366, located east of County Line Road and north of FM 1100, north of the Primavesta Subdivision.
 - A. Staff Presentation – Director Beau Perry introduced the property for the final plat for Harvest Ridge Section 5, a MUD located in the ETJ. City of Elgin has review power, but ultimately Bastrop County has authority over roadway. There have been previous preliminary plats and modifications done to the Development Agreement that reduced the size of lots within the interior, which were approved by the City Council. Section 5 over 27 acres, shows roughly 150 residential lots, open space drainage, and dedicated detention pond.
 - B. Applicant Presentation – Applicant Nathan Kelly from Gray Civil spoke that he is available for any questions the commission may have.
 - C. Open Public Hearing – The public hearing was opened at 6:56 P.M. No members of the public present stood to speak on this item

IV. NEW BUSINESS (Cont.)

D. Close Public Hearing – The public hearing was closed at 6:56 P.M.

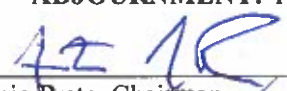
E. Discussion – Vice-Chair Scott Mackay had a question regarding the sizing of the cottage lot properties with carports that was previously discussed in a prior meeting. Nathan Kelly answered that they are a smaller product, not sure of a carport, but the width for these homes is 25 to 30 feet with a driveway to the side. Vice-Chair Scott Mackay expressed possible difficulty to degress. Director Beau Perry answered that this is in the MUD.

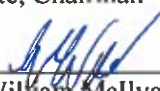
F. Recommendation – Vice-Chair Scott Mackay motioned that the Commission approve the Final Plat titled "Final Plat Harvest Ridge Section 5" Project 202600007 as drawn. Berney Williams seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

V. ANNOUNCEMENTS

1. William McIlvain announced the next PZC meeting is July 27th with a couple of items already listed.
2. William McIlvain announced that the Building Standards Commission is looking for a new member; if anyone they may know is qualified, please let us know.
3. Director Beau Perry announced the City hired a new building official, Michael Hinds, who was once on the Building Standards Commission. Michael Hinds will cover in-house inspections. Third-party reviewers will still conduct inspections for new developments and new commercial, but all other inspections will be covered by Michael Hinds.

VI. ADJOURNMENT: The meeting was adjourned at 7:01 P.M.


Antonio Prete, Chairman

ATTEST: 
William McIlvain, Secretary

On a motion by Berney Williams, seconded by Scott Mackay the foregoing instrument was passed and approved on this 27 day of July, 2026.