



ELGIN PLANNING & ZONING COMMISSION MINUTES

July 27, 2026

6:30 PM

CALL TO ORDER

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, Dorothy McCarther, Berney Williams, Danica Morgan. Jennifer Wissmann arrived at 6:36 P.M.

COMMISSION ABSENT: Taylor Christian.

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

PUBLIC COMMENT

No members of the public present stood to speak on this item.

CONSENT AGENDA

1. June 22, 2026 Meeting Minutes

Berney Williams moved that the Commission approve the consent agenda. Vice-Chair Scott Mackay seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

NEW BUSINESS

1. Project #202600017: A replat titled "Shaholli Estates Replat of Lot 3, Block A" located on a parcel of land known by Bastrop County as Parcel 8720492 and being 0.758 acres of land located at the intersection of N Ave G and E 1st St, Elgin, Texas.

- A. Staff Presentation**
- B. Applicant Presentation**
- C. Open Public Hearing**
- D. Close Public Hearing**
- E. Discussion**
- F. Consideration**

- A. Staff Presentation** – Director Beau Perry presented the item as a replat of a single lot located within the Shaholli Subdivision. The proposal consists of dividing the existing lot into two equal parcels. The property is currently zoned R-2, and both proposed Lots will comply with the minimum frontage requirements along Avenue G.

- B. Applicant Presentation – Applicant was in attendance; no presentation took place.
- C. Open Public Hearing – The public hearing was opened at 6:34 P.M. No members of the public present stood to speak on this item. Jennifer Wissmann arrived at this time.
- D. Close Public Hearing – The public hearing was closed at 6:34 P.M.
- E. Discussion – Chair Antonio Prete asked if the property has utility services available, and whose responsibility it will be to maintain detention. Director Beau Perry confirmed that infrastructure is present to allow connection to Lot 3 or the new lots, and clarified that Lot 4 is proposed to accommodate all stormwater drainage for the Lots. Director Perry further indicated that the existing notes to buyers applicable to Lots 1, 2, 3, and 4, Block A, as shown on the original short form plat, will be carried forward with the replat.
- F. Recommendation – Berney Williams moved that the Commission approve Project #202600017: A replat titled “Shaholli Estates Replat of Lot 3, Block A”. Danica Morgan seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

2. **Project #202500061: A preliminary plat titled “Preliminary Plat of Cardwell Estates Phases I-III” located on parcels of land known by Bastrop County as Parcels 39675 and 99528 being 28.823 acres of land located east of Swenson Blvd and north of the Trinity Ranch subdivision.**
- A. Staff Presentation**
 - B. Applicant Presentation**
 - C. Open Public Hearing**
 - D. Close Public Hearing**
 - E. Discussion**
 - F. Consideration**

- A. Staff Presentation – Director Beau Perry introduced the property as a development of 114 single-family homes that are under a PDD. The property, along with Swenson Boulevard, has been annexed into the city limits. Cardwell Estates development has advanced to the final plat stage and has submitted construction plans, which are still under review.
- B. Applicant Presentation – Applicant was not in attendance; no presentation took place.
- C. Open Public Hearing – The public hearing was opened at 6:46 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 6:47 P.M.
- E. Discussion – Director Beau Perry discussed that the Lots width of 50 feet is not as deep but does meet the PDD. Chair Antonio Prete asked if the median on Pepper Parkway is necessary. Director Beau Perry clarified that, as part of

this development, the median, containing heritage trees, will be maintained by the homeowners association (HOA). He further explained that the median is intended to create a distinction within the corridor as it passes through the development. Access to the Lots will be provided via adjacent streets, and no parking will be permitted along the median in order to allow for cross traffic through Trinity Ranch. Chair Antonio Prete commented on the 30 Lots proposed for Phase One and acknowledged that there is only a single point of ingress and egress. Director Beau Perry confirmed that the Fire Department is aware of this condition and has indicated its approval.

- F. Recommendation – Berney Williams moved that the Commission approve Project #202500061: A preliminary plat titled “Preliminary Plat of Cardwell Estates Phases I-III” located on parcels of land in Bastrop County north of the Trinity Ranch subdivision. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

3. Project #202600027: A preliminary plat titled “Preliminary Plat for Fika - Phase 2” located on parcels of land overlapping Travis and Bastrop County known by Travis County as Parcels 358782 and portions of 358784 and 358788, and by Bastrop County as Parcels 15705, 76419, and a portion of 15702, being 99.66 acres of land located east of County Line Road near the north edge of the City of Elgin ETJ.

- A. Staff Presentation**
- B. Applicant Presentation**
- C. Open Public Hearing**
- D. Close Public Hearing**
- E. Discussion**
- F. Consideration**

- A. Staff Presentation – Director Beau Perry introduced the property located in the ETJ MUD, not in the city limits. The development is subject to a development agreement previously approved by City Council, and subsequently returned to Council for an amended agreement, which was also approved. Phase 1A was annexed into the city limits, which is currently finishing construction. Phase 2 includes the proposed school site, which is a contributing factor in advancing the preliminary plat.
- B. Applicant Presentation – Applicant Tim Holland 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
- D. Close Public Hearing – The public hearing was closed at 6:56 P.M.
- E. Discussion – Director Beau Perry mentioned that the entire MUD is served under a wholesale wastewater agreement. The development also receives wholesale water service from the City, with a 12-inch water line extended along County Line Road and a master meter in place to provide the necessary water and sewer services for this phase. Director Beau Perry discussed that there is a cap on the number of residential units that may be constructed prior

to the installation of an elevated storage tank on-site. Similarly, there is a cap on the number of units that may be constructed before Wastewater Treatment Plant No. 2 becomes operational.

- F. Recommendation – Danica Morgan motioned that the Commission approve the Project #202600027: A preliminary plat titled "Preliminary Plat for Fika - Phase 2". Jennifer Wissmann seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

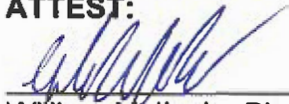
ANNOUNCEMENTS

1. William Mcllvain announced that the next PZC meeting scheduled for August 24th does not have any current items listed at present.
2. William Mcllvain announced that the Building Standards Commission is looking for a new member.
3. William Mcllvain announced a reminder for the Commission to complete their public information certification and send it to the Planning and Development email address.

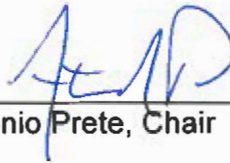
ADJOURNMENT

The meeting was adjourned at 7:02 P.M.

ATTEST:



William Mcllvain, Planning Technician



Antonio Prete, Chair