

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, February 6, 2023**

Notice is hereby given that the McGregor Planning and Zoning Commission will hold a public hearing on Monday, February 6, 2023, beginning at 6:00 p.m. in the City Council Chambers, and the City Council of the City of McGregor will hold a regular meeting on Monday, February 13, 2023, at 6:30 p.m., located at 302 S. Madison Street (North Entrance), McGregor, Texas to consider the following agenda items. Items do not have to be taken in the same order as shown in the meeting notice.

- Consider approving minutes of P&Z meeting held January 2, 2023.
- Discussion regarding *Application for Bed and Breakfasts Facility or Short-term Rental* for 609 W 6<sup>th</sup> Street by property owner Salinas, Rafael (dated October 2022). \*\* NO ACTION ITEM
- Discussion regarding *Application for Bed and Breakfasts Facility or Short-term Rental* for 700 S. Harrison Avenue by potential property owners David and Carrie Nilsen (dated December 2022). \*\* NO ACTION ITEM
- Public hearing regarding *Application for Bed and Breakfasts Facility or Short-term Rental* for 402 Spring Street by property owners Brian and Brenda Waters (dated January 2023).
- Discussion and possible recommendation regarding *Application for Bed and Breakfasts Facility or Short-term Rental* for 402 Spring Street by property owners Brian and Brenda Waters (dated January 2023).
- Public hearing regarding *Specific Use Permit* for construction of duplex at 410 Little Avenue for property owner Melchor Mercado (dated December 2022).
- Discussion and possible recommendation regarding *Specific Use Permit* for construction of duplex at 410 Little Avenue for property owner Melchor Mercado (dated December 2022).
- Public hearing regarding *Specific Use Permit* for construction of duplex on an unaddressed parcel (MCAD 137575) corner of E 1<sup>st</sup> Street and Cleveland, for property owner Toby McCarver (dated January 2023).
- Discussion and possible recommendation regarding *Specific Use Permit* for construction of duplex on an unaddressed parcel (MCAD 137575) corner of E 1<sup>st</sup> Street and Cleveland, for property owner Toby McCarver (dated January 2023).
- Public hearing regarding *Minor Replat* for 103 Pullen Street, for property owner Renetta Degrate (dated January 2023)

- Discussion and possible recommendation regarding *Minor Replat* for 103 Pullen Street, for property owner Renetta Degrate (dated January 2023).
- Public hearing regarding *Zoning Variance* for construction of a single-family home at 103 Pullen Street, for property owner Renetta Degrate (dated January 2023).
- Discussion and possible recommendation regarding *Zoning Variance* for construction of a single-family home at 103 Pullen Street, for property owner Renetta Degrate (dated January 2023).
- Public hearing regarding *Zoning Change* of 8.263 acres on Johnson Drive for the development of a 90-bed Skilled Nursing Facility, by Pebble Brooke Realty, LLC (dated January 2023).
- Discussion and possible recommendation regarding *Zoning Change* of 8.263 acres on Johnson Drive for the development of a 90-bed Skilled Nursing Facility, by Pebble Brooke Realty, LLC (dated January 2023).
- Public hearing regarding *Final Plat of Country Acres residential development, Phase I* for Huan Development Group, LLC (dated December 2022).
- Discussion and possible recommendation regarding *Final Plat of Country Acres residential development, Phase I* for Huan Development Group, LLC (dated December 2022).
- Public hearing regarding Revised *Preliminary Plat of The Ranch residential development* for Dirt Daubers, LLC (dated December 2022).
- Discussion and possible recommendation regarding Revised *Preliminary Plat of The Ranch residential development* for Dirt Daubers, LLC (dated December 2022).
- Public hearing regarding *Ordinance O-01-2023 Removing Authorization of Duplexes within R-Zonings*.
- Discussion and possible recommendation regarding *Ordinance O-01-2023 Removing Authorization of Duplexes within R- Zonings*.
- Set next meeting date
- Adjournment

\*\* Denotes item addressed by P&Z in January 2023; City Council-only item for February 13.

I, Angelia Sloan, City Secretary, do hereby certify that this agenda was posted convenient to the public at McGregor City Hall, 302 S. Madison, McGregor, Texas, by 5:00 p.m. on Thursday, February 2, 2023.

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Angelia Sloan, City Secretary

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Bryan LeMeilleur, City Planner