

AGENDA

PLANNING AND ZONING

MONDAY, APRIL 1, 2024

6:00 P.M.

Notice is hereby given that the McGregor Planning and Zoning Commission will hold a public meeting on Monday, April 1, 2024, beginning at 6:00 p.m. in the City Council Chambers, and the City Council of the City of McGregor will hold a public meeting on Monday, April 15, 2024, at 6:30 p.m.***, located at 302 S. Madison Street (North Entrance), McGregor, Texas, to consider the following items. Items do not have to be taken in the same order as shown in the meeting notice.

1. Consent Agenda

All matters listed in Item 1, Consent Agenda, are to be considered routine by the Planning and Zoning Board. There will not be discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

a. Consider approving minutes from February 5th meeting.

2. Public hearing regarding application for Specific Use Permit at 616 W. McGregor Drive.

3. Discussion and possible recommendation regarding application for Specific Use Permit at 616 W. McGregor Drive.

4. Public hearing regarding Revised Conceptual Plan for The Ranch Planned Use Development.

5. Discussion and possible recommendation regarding Revised Conceptual Plan for The Ranch Planned Use Development.

6. ORDINANCE NO. O-05-2024: AN ORDINANCE OF THE CITY OF MCGREGOR PROVIDING THAT THE CODE OF ORDINANCES BE AMENDED BY REVISING APPENDIX C – ZONING, ARTICLE 1, SECTION 1.4 – OFFICIAL ZONING MAP; PROVIDING THAT THE ZONING MAP SHALL BE CHANGED SO THAT ±102.55 ACRES OF CERTAIN PROPERTIES DESCRIBED AS BEING ALL OF THAT TRACTS OF LAND LOCATED IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, BEING ALL OF DAUBERS LOT 1 BLOCK 1 ACRES 2.0 (MCAD 411594), TAYLOR E W ACRES 28.77 (MCAD 135944), TAYLOR E W ACRES 7.99 (MCAD 135945), TAYLOR E W ACRES 10.054 (MCAD 413683), AND TAYLOR E W ACRES 53.25 (MCAD 53.25), SHALL BE A PLANNED USE DEVELOPMENT (PUD) OVERLAY WITHIN R-10 ZONING.

7. Discussion and possible recommendation regarding Item 6, ORDINANCE NO. O-05-2024.

8. Public hearing regarding Development Agreement with Dirt Daubers, LLC., representing The Ranch Planned Use Development.

9. Discussion and possible recommendation regarding Development Agreement with Dirt Daubers, LLC., representing The Ranch Planned Use Development.

10. Public hearing regarding Preliminary Planned Development Plan for The Ranch.

11. Discussion and possible recommendation regarding Preliminary Planned Development Plan for The Ranch.
12. Public hearing regarding Concurrent Subdivision Approval for *Phase I – General Commercial* within The Ranch Planned Use Development.
13. Discussion and possible recommendation regarding Concurrent Subdivision Approval for *Phase I – General Commercial* within The Ranch Planned Use Development.
14. Public hearing regarding Ordinance O-03-2024 AN ORDINANCE OF THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AMENDING CHAPTER 12 ARTICLE III BUILDING AND TECHNICAL CODES OF THE CITY OF MCGREGOR CODE OF ORDINANCES; REVISING BUILDING CONSTRUCTION CODES; REPEALING EXISTING BUILDING CONSTRUCTION CODES (2021 ICC and 2020 NEC).
15. Discussion and possible recommendation regarding Item 14, Ordinance O-03-2024.
16. Public hearing regarding ORDINANCE NO. O-06-2024: AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS ABANDONING AN UNDEVELOPED RIGHT OF WAY ORIGINALLY DESIGNATED AS MCKINLEY STREET IN THE PLAT OF OLD TOWN MCGREGOR; DIRECTING THAT THE ABANDONED RIGHT OF WAY BE SOLD TO LANDLOCKED PROPERTY OWNERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED.
17. Discussion and possible recommendation regarding Item 16, ORDINANCE NO. O-06-2024.
18. Discussion and possible recommendation regarding RESOLUTION R-01-2024: RESOLUTION AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR SH 317_0398-03-066 (PEDESTRIAN ACTIVATED CROSSING SIGNALS).
19. Staff update.
 - a. Density Bills
 - b. 28-acre project
20. Next Meeting Date
21. Adjournment

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 (North Entrance), Texas, by 5:00 p.m. on Thursday, March 14, 2024.

Angelia Sloan, City Secretary

Bryan LeMeilleur, City Planner

*** City Council meeting delayed one week due to total eclipse event. ***