

**AGENDA
PLANNING AND ZONING
REGULAR MEETING
MONDAY, JULY 1, 2024
6:00 P.M.**

Notice is hereby given that the McGregor Planning and Zoning Commission will hold a regular meeting on Monday, July 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 regular meeting on Monday, July 8, 2024, at 6:30 p.m., located at 302 S. Madison Street (North Entrance), McGregor, Texas, as prescribed by V.T.C.S., Government Code Section §551.041, to consider the following agenda 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 June 3rd meeting.

2. Public hearing regarding ORDINANCE NO. O-05-2024: AMENDING THE ZONING DISTRICT BOUNDARIES OF THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF MCGREGOR, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND IDENTIFIED IN AS BEING 48.84 ACRES LOCATED WITHIN THE EDWARD TAYLOR SURVEY, ABSTRACT NO. 855, GENERALLY LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 84 AND WINDSOR ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF MCGREGOR, TEXAS, HERETOFORE ZONED R-10 SINGLE FAMILY RESIDENTIAL AND GC GENERAL COMMERCIAL SHALL HENCEFORTH BE ZONED PD PLANNED DEVELOPMENT FOR COMMECIAL, SINGLE-FAMILY RESIDENTIAL, AND MEDIUM DENSITY RESIDENTIAL.

3. Discussion and possible recommendation regarding ORDINANCE NO. O-05-2024: AMENDING THE ZONING DISTRICT BOUNDARIES OF THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF MCGREGOR, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND IDENTIFIED IN AS BEING 48.84 ACRES LOCATED WITHIN THE EDWARD TAYLOR SURVEY, ABSTRACT NO. 855, GENERALLY LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 84 AND WINDSOR ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF MCGREGOR, TEXAS, HERETOFORE ZONED R-10 SINGLE FAMILY RESIDENTIAL AND GC GENERAL COMMERCIAL SHALL HENCEFORTH BE ZONED PD PLANNED DEVELOPMENT FOR COMMECIAL, SINGLE-FAMILY RESIDENTIAL, AND MEDIUM DENSITY RESIDENTIAL.

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

5. Discussion and possible recommendation regarding Preliminary Planned Development Plan for The Ranch
6. Public hearing regarding Development Agreement with Dirt Daubers, LLC., representing The Ranch Planned Use Development.
7. Discussion and possible recommendation regarding Development Agreement with Dirt Daubers, LLC., representing The Ranch Planned Use Development.
8. Public hearing regarding Final Plat for Lots 2 & 3, Block 1 of the KBY Addition; 31589 W. HWY 84, McGregor, Texas (MCAD 408688 and 367355).
9. Discussion and possible recommendation regarding Final Plat for Lots 2 & 3, Block 1 of the KBY Addition; 31589 W. HWY 84, McGregor, Texas (MCAD 408688 and 367355).
10. Public hearing regarding Ordinance O-07-2024 Amending Appendix C, Article 7, Section 7.5 Variances and Nonconforming Uses.
11. Discussion and possible recommendation regarding Ordinance O-07-2024 Amending Appendix C, Article 7, Section 7.5 Variances and Nonconforming Uses.
12. Public hearing regarding Ordinance O-08-2024 Amending Appendix C, Article 4, Section 4.5 Special Yards and Open Space Regulations.
13. Discussion and possible recommendation regarding Ordinance O-08-2024 Amending Appendix C, Article 4, Section 4.5 Special Yards and Open Space Regulations.
14. Staff update.
15. Next Meeting Date
16. 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 Friday, June 28, 2024.

Angelia Sloan, City Secretary

Bryan LeMeilleur, City Planner