

**AGENDA  
CITY COUNCIL  
REGULAR MEETING  
MONDAY, APRIL 11, 2022**

Notice is hereby given that the McGregor City Council will hold a Regular Meeting on Monday, April 11, 2022, beginning at 6:30 p.m. in the Council Chambers at City Hall (North Entrance), 302 S. Madison Street, McGregor, Texas 76657 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.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**1. CONSENT AGENDA.**

All matters listed in Item 1, Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. 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 OF REGULAR COUNCIL MEETING HELD ON MARCH 14, 2022.**
- 2. MCGREGOR VOLUNTEER FIRE DEPARTMENT TO RECEIVE DRONE DONATION FROM SPACEX.**
- 3. HOLD PUBLIC HEARING ON PRELIMINARY LAYOUT DESIGN FOR THE PARKS SUBDIVISION PHASE 2.**
- 4. DISCUSSION AND POSSIBLE ACTION REGARDING PRELIMINARY LAYOUT DESIGN FOR THE PARKS SUBDIVISION PHASE 2.**
- 5. HOLD PUBLIC HEARING ON AN ORDINANCE OF THE CITY OF MCGREGOR CHANGING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES LOCATED WITHIN THE CITY LIMITS OF MCGREGOR. (ORD. O-5-22)**
- 6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-5-2022**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS CHANGING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR.**
- 7. HOLD PUBLIC HEARING ON AN ORDINANCE OF THE CITY OF MCGREGOR CHANGING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES LOCATED WITHIN THE CITY LIMITS OF MCGREGOR. (ORD. O-6-22)**
- 8. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-6-2022**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS CHANGING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR.**

9. HOLD **PUBLIC HEARING** ON PRELIMINARY LAYOUT DESIGN FOR A PUD CALLED THE RANCH.
10. DISCUSSION AND POSSIBLE ACTION REGARDING PRELIMINARY LAYOUT DESIGN FOR PUD CALLED THE RANCH.
11. HOLD **PUBLIC HEARING** ON SPECIFIC USE PERMIT TO ALLOW A DUPLEX TO BE BUILT, MORE COMMONLY KNOWN AS 103 PULLEN STREET MCGREGOR, TEXAS. (DEGRATE)
12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **SPECIFIC USE PERMIT** TO ALLOW A DUPLEX TO BE BUILT, MORE COMMONLY KNOWN AS 103 PULLEN STREET. (DEGRATE)
13. HOLD **PUBLIC HEARING** ON A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 1122 W. 6TH ST. MCGREGOR, TEXAS. (WINDMILL HOUSE)
14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **SPECIFIC USE PERMIT** TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 1122 W. 6TH ST MCGREGOR, TEXAS. (WINDMILL HOUSE)
15. HOLD **PUBLIC HEARING** ON SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 909 W. 6TH ST. MCGREGOR, TEXAS. (COTTAGE ON 6TH)
16. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 909 W. 6TH ST MCGREGOR, TEXAS. (COTTAGE ON 6TH)
17. HOLD **PUBLIC HEARING** ON PRELIMINARY LAYOUT DESIGN FOR A PUD FOR MCGREGOR SPRINGS LLC OFF MORRIS STREET.
18. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF PRELIMINARY LAYOUT DESIGN FOR PUD MCGREGOR SPRINGS LLC OFF MORRIS STREET.
19. HOLD **PUBLIC HEARING** FOR REPLAT ON A 0.689 ACRE TRACT, SITUATED IN THE J. ELLIOTT LILLIE SURVEY, ABSTRACT NO. 542, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOTS 5, 6, 7, 8 AND 9, BLOCK 95 OF THE ORIGINAL TOWN OF MCGREGOR, MCLENNAN COUNTY, TEXAS, OF RECORD IN VOLUME 41, PAGE 168, DEED RECORDS OF MCLENNAN COUNTY, TEXAS 0.689 ACRE, SITUATED IN THE J. ELLIOTT LILLIE SURVEY, ABSTRACT NO. 542, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOTS 5, 6, 7, 8 AND 9, BLOCK 95 OF THE ORIGINAL TOWN OF MCGREGOR, MCLENNAN COUNTY, TEXAS, OF RECORD IN VOLUME 41, PAGE 168, DEED RECORDS OF MCLENNAN COUNTY, TEXAS. (VICTORY CHAPEL)
20. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **REPLAT** ON A 0.689 ACRE TRACT, SITUATED IN THE J. ELLIOTT LILLIE SURVEY, ABSTRACT NO. 542, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOTS 5, 6, 7, 8 AND 9, BLOCK 95 OF THE ORIGINAL TOWN OF MCGREGOR, MCLENNAN COUNTY, TEXAS, OF RECORD IN VOLUME 41, PAGE 168, DEED RECORDS OF MCLENNAN COUNTY, TEXAS 0.689 ACRE, SITUATED IN THE J. ELLIOTT LILLIE SURVEY,

ABSTRACT NO. 542, MCLENNAN COUNTY, TEXAS, BEING ALL OF LOTS 5, 6, 7, 8 AND 9, BLOCK 95 OF THE ORIGINAL TOWN OF MCGREGOR, MCLENNAN COUNTY, TEXAS, OF RECORD IN VOLUME 41, PAGE 168, DEED RECORDS OF MCLENNAN COUNTY, TEXAS. (VICTORY CHAPEL)

21. HOLD **PUBLIC HEARING** ON REPLAT OF 0.248 ACRES OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, BEING LOTS 4-5, BLOCK 54 OF THE ORIGINAL TOWN OF MCGREGOR, AS PER PLAT RECORDED IN VOLUME 41, PAGE 168 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. (BANELOUS)
22. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **REPLAT** ON 0.248 ACRES OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, BEING LOTS 4-5, BLOCK 54 OF THE ORIGINAL TOWN OF MCGREGOR, AS PER PLAT RECORDED IN VOLUME 41, PAGE 168 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. (BANELOUS)
23. HOLD **PUBLIC HEARING** ON A PLAT OF A 0.21 ACRES OF LAND IN THE E.G. PHIPPS SURVEY, ABSTRACT NO. 714 IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AND BEING THAT PARCEL OF LAND DESCRIBED IN A DEED TO JULIO CRUZ JR. OF RECORD AS INSTRUMENT 2021039840 IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID PARCEL BEING KNOWN AS LOT B9, BLOCK 3 OF THE JOSEPH HALE ADDITION AN UNRECORDED PLAT IN MCGREGOR, TEXAS. (CRUZ)
24. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A PLAT OF 0.21 ACRES OF LAND IN THE E.G. PHIPPS SURVEY, ABSTRACT NO. 714 IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AND BEING THAT PARCEL OF LAND DESCRIBED IN A DEED TO JULIO CRUZ JR. OF RECORD AS INSTRUMENT 2021039840 IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. SAID PARCEL BEING KNOWN AS LOT B9, BLOCK 3 OF THE JOSEPH HALE ADDITION AN UNRECORDED PLAT IN MCGREGOR, TEXAS. (CRUZ)
25. HOLD **PUBLIC HEARING** ON REPLAT OF 0.328 ACRE TRACT OF LAND LOCATED IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF LOTS 12 AND 13, BLOCK 74 OF THE ORIGINAL TOWN OF MCGREGOR ACCORDING TO THE PLAT THEREOF RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2018036613 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), AND ALL OF THE 23 FEET WIDE (0.053 ACRE) SOUTH ADAMS AVENUE RIGHT-OF-WAY ABANDONMENT TRACT DESCRIBED IN ORDINANCE O-16-19 AND RECORDED IN M.C.C.D. 2019035499 OF THE O.P.R.M.C.T. SAID 0.328 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS. (AVILES)
26. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **REPLAT** OF 0.328 ACRE TRACT OF LAND LOCATED IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF LOTS 12 AND 13, BLOCK 74 OF THE ORIGINAL TOWN OF MCGREGOR ACCORDING TO THE PLAT THEREOF RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2018036613 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), AND ALL OF THE 23 FEET WIDE (0.053 ACRE)

SOUTH ADAMS AVENUE RIGHT-OF-WAY ABANDONMENT TRACT DESCRIBED IN ORDINANCE O-16-19 AND RECORDED IN M.C.C.D. 2019035499 OF THE O.P.R.M.C.T. SAID 0.328 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS. (AVILES)

27. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCGREGOR AND MCLENNAN COUNTY TO IMPROVE JUDITH ROAD TO SERVE THE INDUSTRIAL PARK.
28. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-7-2022**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCGREGOR, TEXAS SELECTING AN ELECTED OFFICIAL OF THE CITY AS THE CITY'S NOMINEE FOR SERVICE AS A MEMBER OF THE GOVERNING BODY OF THE MCLENNAN COUNTY RURAL TRANSIT DISTRICT.
29. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL TO CANCEL A PORTION OF THE CITY OF MCGREGOR GENERAL ELECTION BEING THAT THE POSITION OF MAYOR WAS UNOPPOSED.
30. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CONTRACT FOR ELECTION SERVICES BETWEEN THE MCLENNAN COUNTY ELECTION ADMINISTRATION DEPARTMENT AND THE CITY OF MCGREGOR FOR THE MAY 7, 2022 JOINT GENERAL ELECTION.
31. ANNOUNCEMENT OF SPECIAL CALLED MEETING TO BE HELD ON APRIL 18, 2022.
32. **CLOSED MEETING**

CLOSED MEETING PURSUANT TO CHAPTER §551. TEXAS GOVERNMENT CODE IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN SECTION §551.071 LEGAL, SECTION §551.072 REAL ESTATE, SECTION §551.074 PERSONNEL, AND SECTION §551.087 ECONOMIC DEVELOPMENT.

- A. LEGAL - UNDER TEXAS GOVERNMENT CODE, SECTION §551.071 AND RULE 1.05 PROFESSIONAL RULES OF CONDUCT-DISCUSSION WITH ATTORNEY ON CONFIDENTIAL MATTERS.
- B. REAL ESTATE - UNDER TEXAS GOVERNMENT CODE, SECTION §551.072.
- C. PERSONNEL - UNDER TEXAS GOVERNMENT CODE, SECTION §551.074.
- D. ECONOMIC DEVELOPMENT - UNDER TEXAS GOVERNMENT CODE, SECTION §551.087-
  1. DISCUSSION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS INCLUDING COMMERCIAL OR FINANCIAL INFORMATION RECEIVED FROM A BUSINESS PROSPECT SEEKING TO LOCATE, STAY OR EXPAND IN OR NEAR THE CITY OF MCGREGOR AND TO DISCUSS ECONOMIC DEVELOPMENT

NEGOTIATIONS AND/OR TO DELIBERATE THE OFFER OF A  
FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

33. ANNOUNCEMENTS FROM THE CITY MANAGER.
34. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
35. ADJOURNMENT.

I, ANGELIA SLOAN, CITY SECRETARY, DO HEREBY CERTIFY THAT THE AGENDA WAS POSTED CONVENIENT TO THE PUBLIC AT MCGREGOR CITY HALL (NORTH ENTRANCE) 302 S. MADISON, MCGREGOR, TEXAS, 76657 BY 6:30 P.M. ON FRIDAY, APRIL 8, 2022.

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ANGELIA SLOAN, CITY SECRETARY