

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, JULY 13, 2020**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, July 13, 2020 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 MEETINGS ON JUNE 8, 2020.**
- 2. CITY OF MCGREGOR BUDGET WORKSHOP FOR THE PERIOD OF OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021.**
- 3. RECEIVE FINANCIALS AS OF MAY 2020.**
- 4. DISCUSSION AND POSSIBLE ACTION REGARDING ELECTION OF REPRESENTATIVE FOR SEAT TWO ON THE MCLENNAN COUNTY 9-1-1 EMERGENCY ASSISTANCE DISTRICT.**
- 5. DISCUSSION AND POSSIBLE ACTION REGARDING ORDER TO APPROVE THE CERTIFICATION OF UNOPPOSED CANDIDATES FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2020.**
- 6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN ORDER TO CANCEL A PORTION (MAYOR AND WARD 2 COUNCILMEMBER) OF THE CITY OF MCGREGOR GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2020.**
- 7. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE ORDER OF ELECTION FOR THE CITY OF MCGREGOR GENERAL ELECTION FOR WARD 4 COUNCILMEMBER TO BE HELD ON NOVEMBER 3, 2020.**
- 8. DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE O-11-20, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS ABANDONING CERTAIN STREET RIGHT-OF-WAY; DIRECTING THAT THE STREET RIGHT-OF-WAY INTEREST BE SOLD TO ADJACENT LANDOWNERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE QUITCLAIM DEEDS.**
- 9. HOLD PUBLIC HEARING ON ORDINANCE O-12-20, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING AND REVISING THE ZONING ORDINANCE OF THE CITY OF MCGREGOR; ADDING, CERTAIN DEFINITIONS; ADDING**

DEFINITIONS OF “AUTOMOTIVE SALES, NEW, AUTOMOTIVE SALES, USED”; MAKING REVISIONS TO PERMITTED USE TABLE; ADDING SUPPLEMENTAL REGULATION NUMBER 14 TO SECTION 2.4, INCORPORATING INTO THE ZONING ORDINANCE PROVISIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL.

10. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-12-20**, AN ORDINANCE OF THE CITY OF MCGREGOR, , TEXAS AMENDING AND REVISING THE ZONING ORDINANCE OF THE CITY OF MCGREGOR; ADDING, CERTAIN DEFINITIONS; ADDING DEFINITIONS OF “AUTOMOTIVE SALES, NEW”, AUTOMOTIVE SALES, USED”, ; MAKING REVISIONS TO PERMITTED USE TABLE; ADDING SUPPLEMENTAL REGULATION NUMBER 14 TO SECTION 2.4, INCORPORATING INTO THE ZONING ORDINANCE PROVISIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL.
11. HOLD **PUBLIC HEARING** ON ORDINANCE O-13-20, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING AND REVISING THE ZONING ORDINANCE OF THE CITY OF MCGREGOR; AMENDING SECTION 4.5 “SPECIAL YARD REQUIREMENTS AND OPEN SPACE REGULATIONS, ITEM 1; INCORPORATING INTO THE ZONING ORDINANCE PROVISIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL.
12. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-13-20**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING AND REVISING THE ZONING ORDINANCE OF THE CITY OF MCGREGOR; AMENDING SECTION 4.5 “SPECIAL YARD REQUIREMENTS AND OPEN SPACE REGULATIONS, ITEM 1; INCORPORATING INTO THE ZONING ORDINANCE PROVISIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL.
13. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-15-20**, AN ORDINANCE OF THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AMENDING CHAPTER 24 ARTICLE IV FIRE REGULATIONS DIVISION 2 FIRE CODE SECTION 24-105 INTERNATIONAL FIRE CODE ADOPTED (a),(b); SECTION 24-108 STORAGE OF FLAMMABLE LIQUIDS AND EXPLOSIVES ; SECTION 24-109 MODIFICATIONS AND SECTION 24-110 APPEALS OF THE CITY OF MCGREGOR CODE OF ORDINANCES; REPEALING EXISTING FIRE CODE; AND FINDING THAT THIS ORDINANCE WAS ADOPTED IN AN OPENING MEETING AS REQUIRED BY LAW.
14. HOLD **PUBLIC HEARING** ON A REPLAT ON A 0.799 ACRE OF LAND, SITUATED IN THE J. SCOTT SURVEY, ABSTRACT 790, MCLENNAN COUNTY, TEXAS, BEING THE SOUTH ½ OF LOT 10 AND ALL OF LOTS 11-14, IN SUBDIVISION A, BLOCK 114, ORIGINAL TOWN OF MCGREGOR, AND ALL OF LOT 9, EXCEPT THE NORTH 10 FEET THEREOF AND THE NORTH ONE HALF OF LOT 10 ON SUBDIVISION A, BLOCK 114, ORIGINAL TOWN OF MCGREGOR, SAID LOTS CONVEYED TO MCGREGOR SPRINGS SQUARE, LLC. IN CLERK’S FILE NUMBER 2020010845, OFFICIAL PUBLIC RECORD OF MCLENNAN COUNTY, SAID PORTION OF LOT 9 AND LOT 10 NOW KNOWN AS LOT 15, BLOCK 114, IN A SUBDIVISION OF RECORD IN CLERK’S FILE NUMBER 2012022580, OF SAID OFFICIAL PUBLIC RECORDS ([MCGREGOR SPRINGS PHASE II](#))

15. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **REPLAT** ON A 0.799 ACRE OF LAND, SITUATED IN THE J. SCOTT SURVEY, ABSTRACT 790, MCLENNAN COUNTY, TEXAS, BEING THE SOUTH ½ OF LOT 10 AND ALL OF LOTS 11-14, IN SUBDIVISION A, BLOCK 114, ORIGINAL TOWN OF MCGREGOR, AND ALL OF LOT 9, EXCEPT THE NORTH 10 FEET THEREOF AND THE NORTH ONE HALF OF LOT 10 ON SUBDIVISION A, BLOCK 114, ORIGINAL TOWN OF MCGREGOR, SAID LOTS CONVEYED TO MCGREGOR SPRINGS SQUARE, LLC. IN CLERK’S FILE NUMBER 2020010845, OFFICIAL PUBLIC RECORD OF MCLENNAN COUNTY, SAID PORTION OF LOT 9 AND LOT 10 NOW KNOWN AS LOT 15, BLOCK 114, IN A SUBDIVISION OF RECORD IN CLERK’S FILE NUMBER 2012022580, OF SAID OFFICIAL PUBLIC RECORDS ([MCGREGOR SPRINGS PHASE II](#))
16. HOLD **PUBLIC HEARING** ON A REPLAT ON A 0.58 ACRES OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AND BEING LOT 21, BLOCK 59, OF THE ORIGINAL TOWN OF MCGREGOR, AS PER PLAT RECORDED IN UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2019038676 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED TO MARTY GREEN AND SPOUSE, PATRICIA GREEN, RECORDED IN UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2020010569 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. ([GREEN](#))
17. DISCUSSION AND POSSIBLE ACTION REGARDING OF A **REPLAT** ON 0.58 ACRES OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AND BEING LOT 21, BLOCK 59, OF THE ORIGINAL TOWN OF MCGREGOR, AS PER PLAT RECORDED IN UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2019038676 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED TO MARTY GREEN AND SPOUSE, PATRICIA GREEN, RECORDED IN UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2020010569 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. ([GREEN](#))
18. HOLD **PUBLIC HEARING** ON ORDINANCE O-16-20, AND ORDINANCDE OF THE CITY OF MCGREGOR, TEXAS REZONING THE CENTRAL BUSINESS DISTRICT-1 (CBD-1) TO MEDIUM DENSITY (MD). THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS: ([MCGREGOR SPRINGS PHASE II](#))
MCGREGOR ORIGINAL TOWN
- | | |
|-------------------|------------------|
| BLOCK 114 LOT 10B | BLOCK 114 LOT 11 |
| BLOCK 114 LOT 12 | BLOCK 114 LOT 13 |
| BLOCK 114 LOT 14 | BLOCK 114 LOT 15 |
19. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-16-20**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS REZONING CENTRAL BUSINESS DISTRICT-1 (CBD-1) TO MEDIUM DENSITY (MD). THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS: ([MCGREGOR SPRINGS PHASE II](#))
MCGREGOR ORIGINAL TOWN
- | | |
|-------------------|------------------|
| BLOCK 114 LOT 10B | BLOCK 114 LOT 11 |
| BLOCK 114 LOT 12 | BLOCK 114 LOT 13 |
| BLOCK 114 LOT 14 | BLOCK 114 LOT 15 |

20. **HOLD PUBLIC HEARING ON A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 1006 W. 2ND STREET MCGREGOR, TEXAS. (LILLARD)**
21. **DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL ON A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 1006 W. 2ND STREET MCGREGOR, TEXAS. (LILLARD)**
22. **HOLD PUBLIC HEARING ON A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL EXTENSION, MORE COMMONLY KNOWN AS 309 S. JEFFERSON STREET MCGREGOR, TEXAS. (GREEN)**
23. **DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL ON A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL EXTENSION, MORE COMMONLY KNOWN AS 309 S. JEFFERSON STREET MCGREGOR, TEXAS. (GREEN)**
24. **HOLD PUBLIC HEARING ON A SPECIFIC USE PERMIT TO ALLOW AN EFFICIENCY APARTMENT INSIDE THE REAR OF A PROPERTY IN THE CENTRAL BUSINESS DISTRICT, MORE COMMONLY KNOWN AS 213 S. MAIN STREET MCGREGOR, TEXAS. (ETHERIDGE)**
25. **DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL ON A SPECIFIC USE PERMIT TO ALLOW AN EFFICIENCY APARTMENT INSIDE THE REAR OF A PROPERTY IN THE CENTRAL BUSINESS DISTRICT, MORE COMMONLY KNOWN AS 213 S. MAIN STREET MCGREGOR, TEXAS. (ETHERIDGE)**
26. **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. PERSONNEL - UNDER TEXAS GOVERNMENT CODE, SECTION §551.074.
- C. ECONOMIC DEVELOPMENT – UNDER TEXAS GOVERNMENT CODE, SECTION § 551.087.
- D. 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 DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

27. ANNOUNCEMENTS FROM THE CITY MANAGER.
28. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
29. ADJOURNMENT.

****PLEASE NOTE****

Council Meeting is still open to the public by way of phone as well as in person due to COVID-19 PROTOCOL. In accordance with COVID PROTOCOL, social distancing rules shall be observed and occupancy of the City Council Chambers may be limited.

If you wish to speak during public comments, please email Angelia at asloan@mcgregor-texas.com before Monday at 6:30 p.m. (before Council Meeting is called to order) so that your name can be added to the public comment log. The email should include your name, and if you would like to speak in general and/or provide the specific agenda item number(s). We ask that your phones be muted until you are called on to speak.

You may dial the number listed below, from any phone, and enter the access code. Meeting will be audio only, no visual.

You can dial in using your phone.
United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 575-817-845

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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, JULY 10, 2020.

ANGELIA SLOAN, CITY SECRETARY