

AGENDA
PLANNING AND ZONING
REGULAR MEETING
MONDAY, JUNE 3, 2024
6:00 P.M.

Notice is hereby given that the McGregor Planning and Zoning Commission will hold a regular meeting on Monday, June 3, 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, June 10, 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 May 6th meeting.

2. Public hearing regarding 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.

3. Discussion and possible recommendation regarding 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.

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

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

6. Public hearing regarding Preliminary Planned Development Plan for The Ranch.
7. Discussion and possible recommendation regarding Preliminary Planned Development Plan for The Ranch.
8. Public hearing regarding Preliminary Plat for Adaline Crossing Residential Development.
9. Discussion and possible recommendation regarding Preliminary Plat for Adaline Crossing Residential Development.
10. Public hearing regarding Application for Rezone 750 East McGregor Drive (MCAD 135871), aka “The Napa Store”.
11. Discussion and possible recommendation regarding Application for Rezone 750 East McGregor Drive (MCAD 135871), aka “The Napa Store”.
12. Public hearing regarding Ordinance O-07-2024 Amending Appendix C, Article 7, Section 7.5 Variances and Nonconforming Uses.
13. Discussion and possible recommendation regarding Ordinance O-07-2024 Amending Appendix C, Article 7, Section 7.5 Variances and Nonconforming Uses.
14. Public hearing regarding Ordinance O-08-2024 Amending Appendix C, Article 4, Section 4.5 Special Yards and Open Space Regulations.
15. Discussion and possible recommendation regarding Ordinance O-08-2024 Amending Appendix C, Article 4, Section 4.5 Special Yards and Open Space Regulations.
16. Staff update.
17. Next Meeting Date
18. 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, May 24, 2024.

Angelia Sloan, City Secretary

Bryan LeMeilleur, City Planner