

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JULY 6, 2020**

Notice is hereby given that the McGregor Planning and Zoning Commission will hold a regular meeting on Monday July 6, 2020, beginning at 6:00 p.m. in the City Council Chambers located at 302 S. Madison Street (North Entrance), McGregor, Texas 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.

- A. Minutes of the February 3, 2020 and May 7, 2020 meeting.

2. Public Hearings.

- A. Hold a public hearing and consider a recommendation for 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)**
- B. Discussion and possible action regarding a recommendation for 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)**
- C. Hold a public hearing and consider a recommendation for 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)**
- D. Discussion and possible action regarding a recommendation for 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)**

- E. Hold a public hearing and consider a recommendation for a replat on a 0.344 acres of land, being Lots 14,15 and 16 of the J. C. Walton Addition as described in Volume 225, Page 404 of the Deed Records of McLennan County, Texas, and being situated in the Minnet Barrett Survey, McLennan County, Texas. **(Kinsey)**
- F. Discussion and possible action regarding a recommendation a 0.344 acres of land, being Lots 14,15 and 16 of the J. C. Walton Addition as described in Volume 225, Page 404 of the Deed Records of McLennan County, Texas, and being situated in the Minnet Barrett Survey, McLennan County, Texas. **(Kinsey)**
- G. Hold a public hearing and consider a recommendation on a rezone from 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

- H. Discussion and possible action regarding a rezone from 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

- I. Hold a public hearing and consider a recommendation on a specific use permit to allow an Airbnb/Short Term Rental, more commonly known as 1006 w. 2nd Street McGregor, Texas. **(Lillard)**
- J. Discussion and possible action regarding a recommendation on a specific use permit to allow an Airbnb/Short Term Rental, more commonly known as 1006 w. 2nd Street McGregor, Texas. **(Lillard)**
- K. Hold a public hearing and consider a recommendation on a specific use permit to allow an Airbnb/Short Term Rental Extension, more commonly known as 309 S. Jefferson Street McGregor, Texas. **(Green)**
- L. Discussion and possible action regarding a recommendation on a specific use permit to allow an Airbnb/Short Term Rental Extension, more commonly known as 309 S. Jefferson Street McGregor, Texas. **(Green)**
- M. Hold a public hearing and consider a recommendation 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)**

- N. Discussion and possible action regarding a recommendation 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)**
- O. Hold a 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. **(Ord. O-12-20)**
- P. 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. **(Ord. O-12-20)**
- Q. Hold a 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. **(Ordinance O-13-20)**
- R. 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. **(Ordinance O-13-20)**

3. Set Next Meeting Date

4. 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 (North Entrance) McGregor, Texas, by 5:00 P.M. on Thursday July 2, 2020

Angelia Sloan, City Secretary