

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, APRIL 4, 2022

Notice is hereby given that the McGregor Planning and Zoning Commission will hold a regular meeting on Monday April 4, 2022, 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 January 3, 2022 meeting.
2. Hold a public hearing on a preliminary layout design for the Parks Subdivision Phase 2.
3. Discussion and possible action regarding a preliminary layout design for the Parks Subdivision Phase 2.
4. Hold a 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)**
5. Discussion and possible action regarding 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. Hold a 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)**
7. Discussion and possible action regarding 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. Hold a public hearing on a preliminary layout design for a PUD called the Ranch.
9. Discussion and possible action regarding a preliminary layout design for PUD called the Ranch
10. Hold a public hearing on a specific use permit to allow a Duplex to be built, more commonly known as 103 Pullen Street McGregor, Texas. **(DeGrate)**
11. Discussion and possible action regarding a recommendation on a specific use permit to allow a duplex to be built, more commonly known as 103 Pullen Street. **(DeGrate)**
12. Hold a 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)**
13. Discussion and possible action regarding a recommendation 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. Hold a public hearing on a specific use permit to allow an Airbnb/Short Term Rental, more commonly known as 909 W. 6th St. McGregor, Texas. **(Cottage on 6th)**

15. Discussion and possible action regarding a recommendation on a specific use permit to allow an Airbnb/Short Term Rental, more commonly known as 909 W. 6th St. McGregor, Texas (**Cottage on 6th**)
16. Hold a public hearing on a preliminary layout design for a PUD for McGregor Springs LLC off Morris Street.
17. Discussion and possible action regarding a preliminary layout design for PUD McGregor Springs LLC off Morris Street.
18. Hold a public hearing for a 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**)
19. Discussion and possible action regarding a recommendation for a 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. Hold a public hearing for a replat on a 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**)
21. Discussion and possible action regarding a replat on a 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. Hold a public hearing for a plat on 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**)
23. Discussion and possible action regarding a plat on 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. Hold a public hearing for a replat on a 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)**

25. Discussion and possible action regarding a replat on a 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. Set Next Meeting Date

27. 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 March 31, 2022.

Angelia Sloan, City Secretary