



City of Morgan's Point Resort

Agenda

City Council Workshop

Tuesday, August 12, 2025

5:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS WILL CONVENE AT THE LOCATION AND TIMES STATED ABOVE TO HOLD A WORKSHOP TO ALLOW THE CITY'S' COUNCILMEMBERS TO COMMUNICATE AND ASSESS THE ITEMS CONTAINED IN THIS AGENDA. THE ITEMS LISTED BELOW ARE FOR DISCUSSION PURPOSES ONLY AND NO FORMAL ACTION OR VOTES WILL BE TAKEN. AS A QUORUM OF THE MEMBERS OF THE CITY COUNCIL MAY BE PRESENT, THIS AGENDA IS BEING POSTED IN COMPLIANCE WITH CHAPTER 551 TEXAS GOVERNMENT CODE AND THE TEXAS OPEN MEETING ACT.

1. **Call to Order**
2. **Announcement and Citizen Comments**

This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

3. **Regular Agenda**

- a. **DS-25-063** Discuss FYE 2019 and FYE 2020 Audits
- b. **DS-25-064** Discuss FYE 2023 Audit (Draft)
- c. **DS-25-065** Discuss Proposed FY 26 Budget
- e. **DS-25-066** Discuss Staggered Terms for City Council Members
- f. **DS-25-067** Discuss P&Z recommendation adding the term "may be" to Section 3.03.031 (a) where it states: "(a) There may be established in the City a board to be called the Board of Adjustments and Appeals..."
- g. **DS-25-068** Discuss P&Z declaration of applicants request for variance of a carport at 160 Lake Forrest

Finance Director Update

City Manager Update

Executive Session

The City Council will adjourn into an Executive Session for a discussion of personnel matters pursuant to Section 551.074 of the Texas Government Code

Adjournment

I certify that a copy of the 8-12-2025 agenda of items to be considered by the City of Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 8-8-2025 at 11:00AM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

/s/ Nayda Santana, Interim City Secretary



APPLICATION FOR VARIANCE REVIEW

Application # 25002 (City Clerk assigns number)

Date: 4-15-25

"PLEASE PRINT CLEARLY"

Name of Requestor: Lori Pagel
Address: 160 Lake Forest Drive Phone: (254) 718-2008
Email: _____

Name of Property Owner: Lori Pagel
Address: same as above Phone: same as above
Email: _____

Property ID/Legal Description/ and Address: _____

Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:

I want to place carport on driveway. I have been recently
diagnosed with major health conditions & will be
making very frequent trips to hospital & having surgery so
I wanted carport to help when weather bad.
thanks!

DRIVEWAY is NOT EXTENDED JUST THE CARPORT - 18ft Past
DRIVEWAY

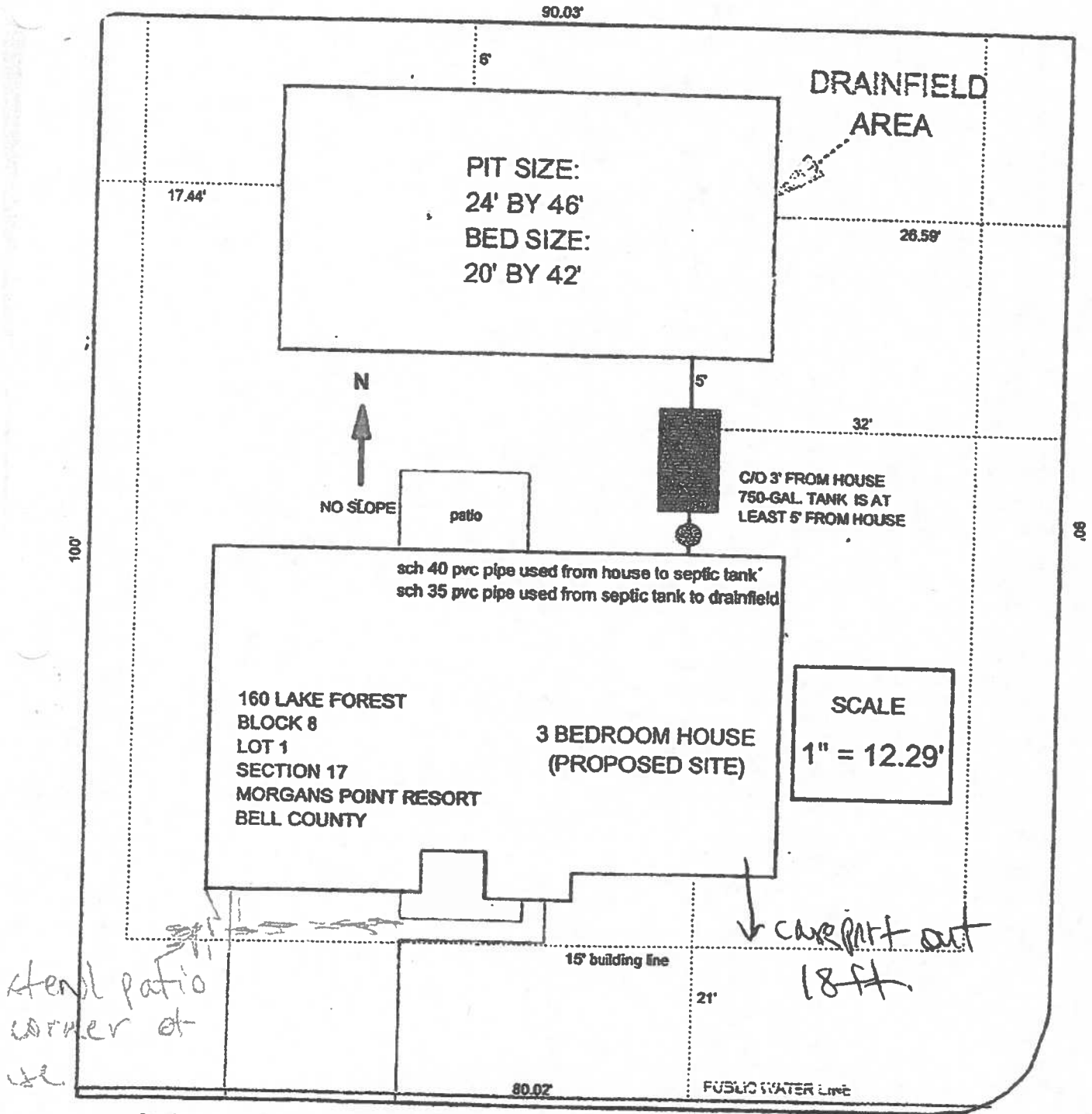
Signature of Owner/Requestor Lori Pagel Date 4-15-25

Hardship Accommodation?

Signature/ City Inspector/ Code Enforcement _____ Approved/ Disapproved _____ Date _____

Signature/ Building Official/ Designee _____ Approved/ Disapproved _____ Date _____

160 Lake Forest Dr.



Required surface area = Daily wastewater flow (g.p.d.) / soil application rate (g.p.d./ft)
= 240 g.p.d. / .25 g.p.d./ft
= 960 ft

The absorptive bed will be sized at 42 feet by 20 feet and will give a total surface area of 964 ft.

Absorptive Area = (length x width) + 2(length + width)
= (42 x 20) + 2(42 + 20)
= (840) + (124)
= 964 ft

DESIGNER:
TERRY SHEPPARD
INSTALLER:
EAKIN CONSTRUCTION
OWNER:
ROY REID

1/11/05
11

To: me, and 4 others, Cc: Uryan, and 1 other · Wed, Jun 25 at 11:20 AM

Message Body

Variance revision. Mike explained that the carport will be 18' past the build line, which is the front of the home and also submitted an example of what it will look like. Would you be willing to accept her using FaceTime or something similar during the next meeting?

The drawing of the property she submitted originally is not accurate.

Camille Bowser

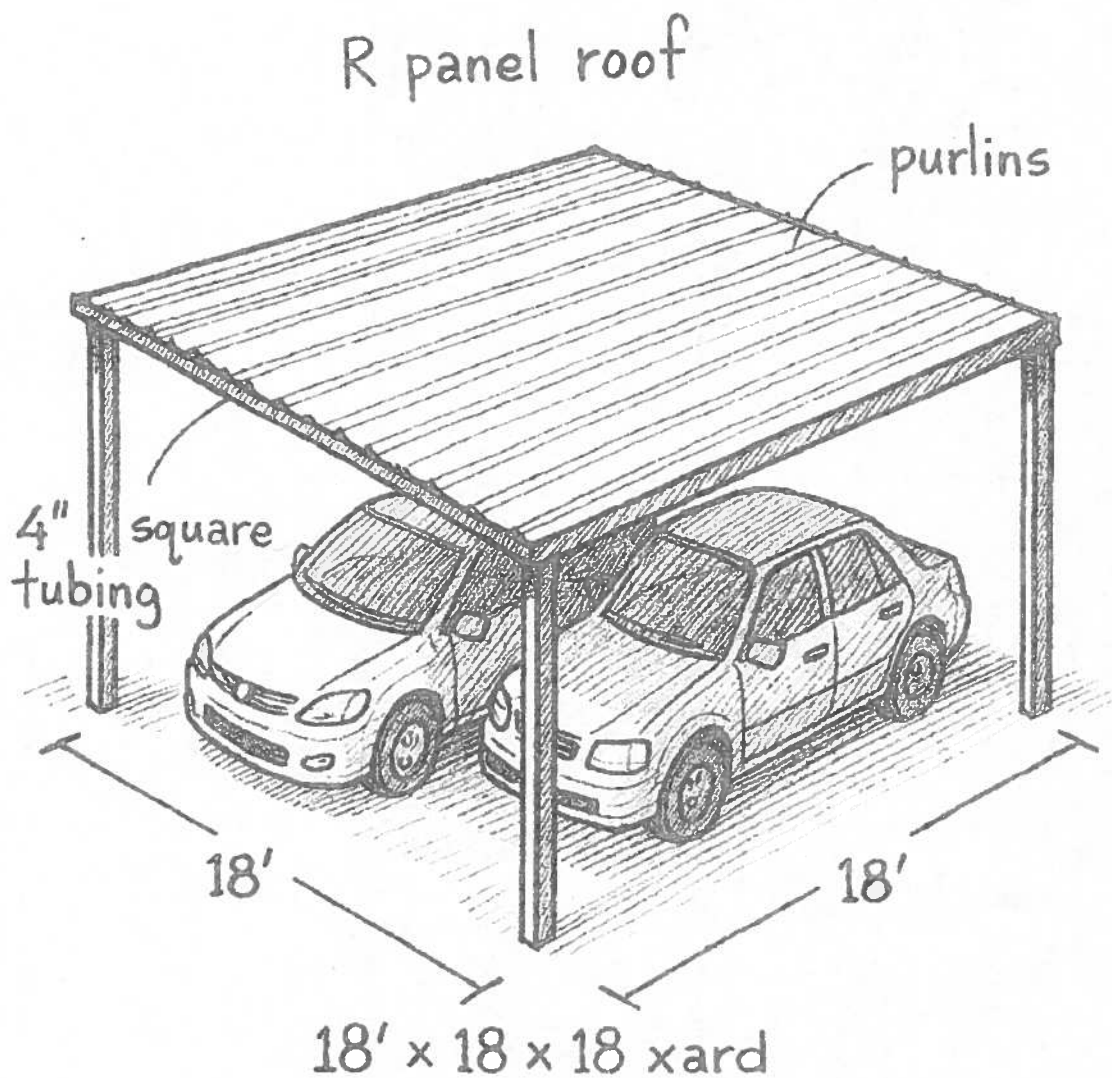
To: Camille, and 3 others, Cc: Uryan, and 1 other · Wed, Jun 25 at 11:35 AM

? Yes, would be willing to accept a FaceTime meeting for her convenience. If the carport matches her current extensions, the request will be addressed with that in mind. Did she say using the garage is not an option? Ken

To: me · Wed, Jun 25 at 11:58 AM

Message Body

Mike asked her that question. Her answer was that she doesn't use the garage door because she doesn't want to wear out the garage door opener. He says she was not being funny with that answer, it was a genuine concern of hers.



The awning will be attached to the primary structure and will aesthetically match the cover on the left side. This will provide the owner and her mother in a wheel chair access to get in the house out of the rain and not slipping on ice in the winter.

[illegible]

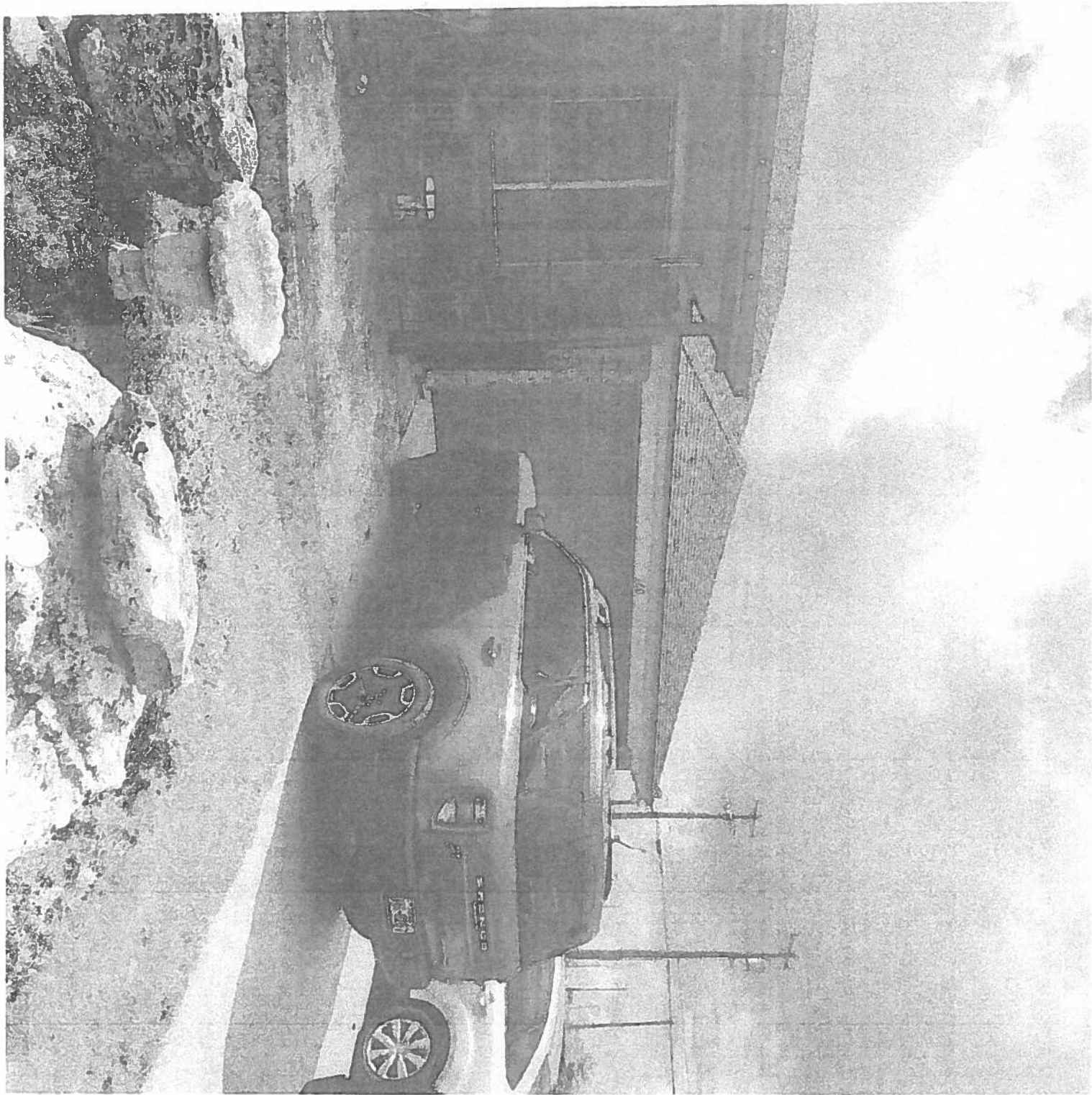
--	--

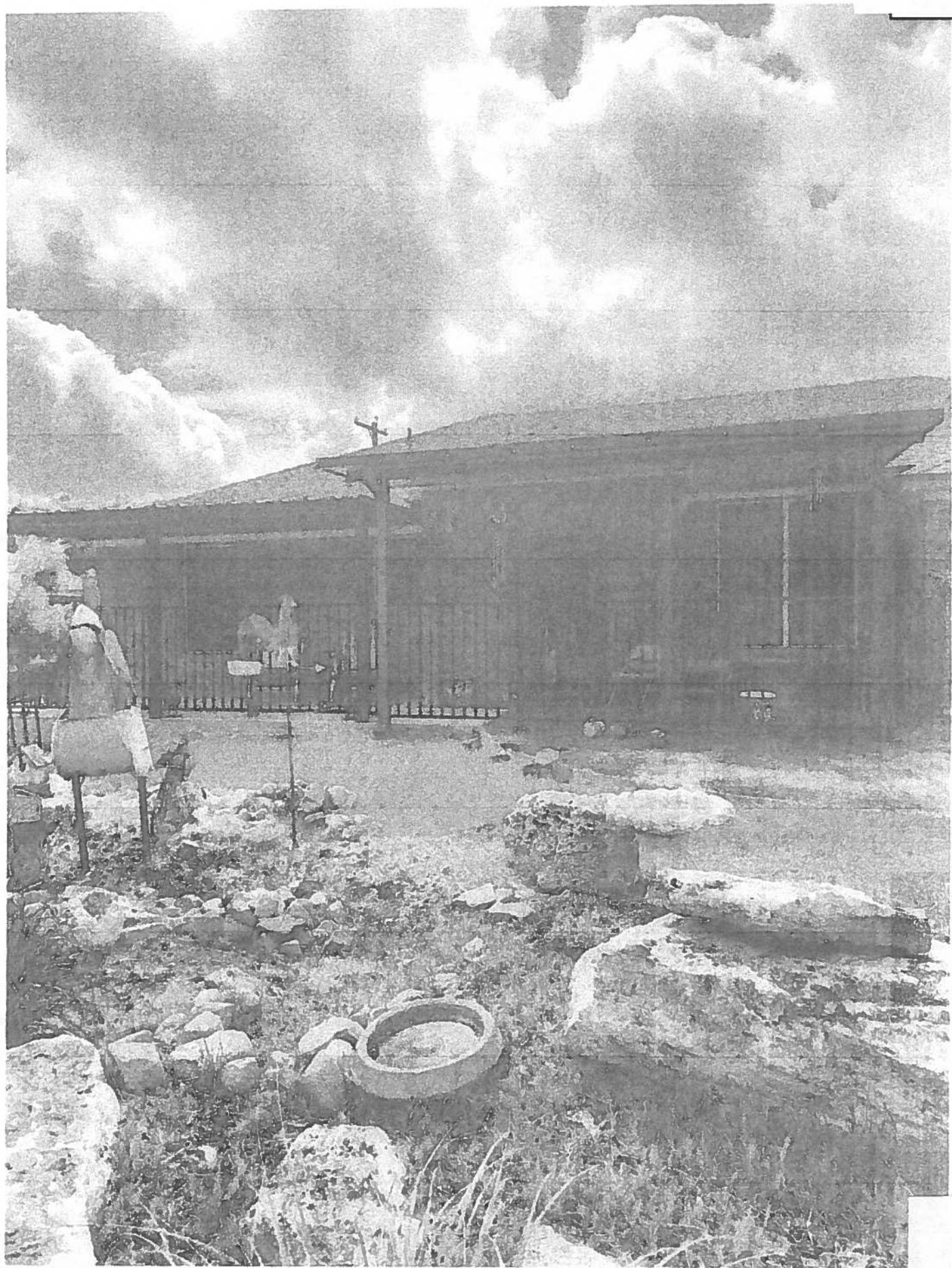
1

1
2
3
4
5
6
7
8

Lot Lines







Workshop and Regular Session City Council meeting August 12, 2025

MAY BE
Sec. 3.03.031. - Created; membership; hearings.

(a) There is ~~hereby~~ established in the City a board to be called the Housing Board of Adjustments and Appeals, hereinafter referred to within this Article as the Housing Board, which shall consist of five members. The members of the Housing Board shall be appointed by the City Council.