



City of Morgan's Point Resort

Agenda

Planning & Zoning Commission Workshop

Thursday, September 25, 2025

5:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

THE PLANNING & ZONING COMMISSION 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 PLANNING & ZONING COMMISSION MEMBERS 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 PLANNING & ZONING COMMISSION 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 members of the Planning and Zoning Commission 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. Presentation**

- a. TDLR presentation on ADA requirements

- 4. Regular Agenda**

- a. Discuss additional storage building for property at 6 N. Robin
 - b. Discuss Comprehensive Plan Schedule for P&Z, Stakeholder reviews and Steering Committee
 - c. Discuss holiday dates for P&Z meeting for November and December 2025

- 5. Adjournment**

I certify that a copy of the 9-25-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 9-18-2025 at 4:00PM 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. Request for accommodations 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.

Nayda Santana, Interim City Secretary



City of Morgan's Point Resort

Agenda

Planning & Zoning Commission

Regular Meeting

Thursday, September 25, 2025

6:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

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 members of the Planning and Zoning Commission 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. Approval of Minutes

- a. Discuss and consider approving minutes for August 26, 2025 meeting

4. Regular Agenda

- a. Discuss additional storage building for property at 6 N. Robin

Items for Future Agendas

P & Z Commission Updates & Comment

Staff Updates

5. Adjournment

I certify that a copy of the 9-25-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-18-2025 at 4:00PM 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..



PLANNING & ZONING COMMISSION
Tuesday, August 26, 2025, 6:00 PM
EVENT CENTER 60 MORGAN'S POINT BLVD

Call to Order

Meeting called to order by Chairperson, Ken Hobbs, at 6:35 PM –

PRESENT

Louis Guillaud
Ken Hobbs
Thomas Westmoreland
Leslie Minor
Tom Edwards

OTHERS:

Uryan Nelson (CTCOG)
David Rodríguez (CTCOG)
Ashlynn Uschek (CTCOG)

ABSENT

None

Announcements and Citizens Comments

N/A

Presentations

N/A

1. Approval of Minutes

- a. Discussed and considered minutes for July 22, 2025, meeting.

Motion made to approve minutes from July 22, 2025, meeting.

Motion made by: Guillaud, seconded by: Edwards.

Voting yea: Hobbs, Minor, Westmoreland

Passed

2. Regular Agenda

- a. Discuss and consider abandoned property at 43 Morgan's Point Blvd for City Council consideration.

Discussion by members, based on information provided. Will discuss with City Council status and how MPR will treat abandoned property in the future.

Motion made to send to council for further clarification.

Motion made by: Edwards Seconded by Westmoreland.

Voting yea: Minor, Hobbs, Guillaud

Passed

- b. Discuss and consider Chapter 3 edits from City Council meeting and Mike Reeves' recommendation.

Discussion by members and CTCOG proposed edits and recommended sending them forward to City Council for consideration.

Motion made to send to City Council with edits for consideration.

Motion made by: Guillaud seconded by Westmoreland.

Voting yea: Hobbs, Edwards, Minor

Passed

- c. Discuss and consider MPR Comprehensive Plan review process.

Discussion by members for Nayda Santana to plan MPR Comprehensive Plan review process Workshops.

Motion made by: Edwards seconded by Guillaud.

Voting yea: Hobbs, Westmoreland, and Minor

Passed

- d. Discussion of communication policy after P&Z decisions. No action taken on this matter.

3. Items for Future Agendas

Discuss holiday dates for P&Z meeting for November and December 2025

Map of Zoning from CTCOG

4. P & Z Commission Updates & Comments

5. Staff updates

6. Adjournment

Meeting adjourned at 6:48 PM

I certify that a copy of the ____8-26-2025____agenda of items to be considered by the Morgan's Point Resort was

posted and could be seen on the City Hall bulletin board on the __8-22-2025__ at 4:00PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. 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

Nayda Santana, Interim City Secretary

DRAFT

City of Morgan's Point Resort
Building Variance Review
City Building Officials

The attached information is submitted for your review of the building permit requirements.
The permit is for construction located at:

SECTION: 8-A BLOCK: 2 LOT(S): 8, N 1/2 OF 9
Minimum square footage of living area (excluding porches, carports, garages): 1400 Approx
Building Setback Requirements (from the property lines):
Front _____ Side _____ Back _____
Masonry Requirement: _____

I request a variance be granted for the following exception(s):

PORTABLE 12X20 SITED PLACED
"ON" PROPERTY LINE.

SEE ATTACHED REQ & SUPPORTING
DOCUMENTS

Signature of property owner or agent: _____

Date: _____

9/16/25

Building Official

Approved / Disapproved

Date

Building Inspector

Approved / Disapproved

Date

Public Works Director

Approved / Disapproved

Date

Permit #:

Address: 1040 Robin Dr

Aug 6, 2025

**Variance Request Justification for 12x20 Portable Building on Property Line at:
6 N Robin Drive**

To Whom It May Concern,

We are respectfully requesting a variance to allow the placement of a 12x20 accessory structure directly on our rear property line. This structure will serve as a quiet study for our adult daughter, who resides with us, as well as a secure storage space for her household furnishings.

We are requesting this specific placement for the following reasons:

1. Maximizing Yard Space and Layout Efficiency

Our backyard includes established recreational and landscaped areas, along with septic lines that restrict where structures can be placed. The proposed shed location is the furthest point possible from our septic system, ensuring safety and compliance while maximizing usable yard space for family activities.

2. Aesthetic and Structural Continuity

The new shed will be similar in size to an existing 12x16 structure already located on the opposite side of our backyard, which was also approved for property line placement. Placing the new shed in a symmetrical position creates a visually balanced and cohesive look, enhancing the overall appearance of our yard. As before, we plan to integrate the shed into our privacy fence, reusing a section of the existing fencing for a clean and space-efficient design.

3. Minimal Neighbor Impact

The shed will be placed at the very rear of our property where it will not obstruct views, interfere with light, or infringe on neighboring property use. The design is modest and residential in appearance, and we do not anticipate any disruption to surrounding homes.

4. Independent Electrical Service with No Ground Disturbance

We plan to connect the shed to an existing power pole a few feet away from our property lines, with its own dedicated electric meter. Because the connection will be aerial, no trenching or disruption to the yard or utilities will be necessary. This setup also ensures clean, independent service that meets code and minimizes impact to the main home. We have already had Oncor out to look and make sure it was the best option.

5. Supporting Our Daughter's Progress

Our daughter is a full-time dental assistant who had to give up her apartment during the COVID-19 pandemic when work became unstable. Rather than allow this to be a setback, she returned home, secured local full-time employment, and enrolled in college. She is currently attending classes while working full-time and paying her own way through school.

This shed will serve as both a storage space for her furnishings and a personal library/study area—a quiet environment where she can focus on coursework and continue building toward her future.

6. Precedent and Responsible Use

As mentioned, we have responsibly maintained a similar 12x20 structure placed on the property line in the past, with no issues. We intend to uphold the same standard of care and compliance with this new addition.

We appreciate your time and consideration of this request. The proposed placement provides the most practical, safe, and respectful use of our property, while meaningfully supporting our daughter's continued education and stability.

Sincerely,



Pamela Cutler

Ph: 254-534-1155

Aug 6, 2025

Subject: Variance Request Submission – Portable Building

Hi Mike,

I hope you're doing well! My daughter and I met with you on June 20th regarding the portable building we plan to place on our property.

Attached is our formal variance request along with an updated site drawing. Since our meeting, Oncor has visited the property and provided guidance on how to run electricity from the existing pole.

Please let us know the next steps and if any additional information is needed to move forward.

Thank you for your time and assistance!

Best regards,
Pamela Cutler
254-534-1155



