



**PLANNING & ZONING COMMISSION**  
**Tuesday, October 22, 2024, 6:00 PM**  
**CITY HALL LIBRARY 8 MORGAN'S POINT BOULEVARD**

**Call to Order**

Meeting called to order by Chairperson, Rebecca Cooley, at 6:00 PM

**PRESENT**

Justin Strawn  
Louis Guillaud  
Ken Hobbs  
Rebecca Cooley  
Thomas Westmoreland  
Leslie Minor

**ABSENT**

Eric Seeliger

**Announcements and Citizens Comments**

N/A

**Presentations**

N/A

**1. Approval of Minutes**

- a. Discuss and Consider - Approving September 24, 2024, Minutes

Motion made to approve September 24, 2024, Minutes

Motion made by Westmoreland, Seconded by Guillaud.  
Voting Yea: Strawn, Hobbs, Cooley, Minor

Passed

**2. Regular Agenda**

- a. Discuss and Consider - Ordinance for home occupations

Information given by Linda Bridges, EDC President, about Home Occupations. Discussion over what the current city ordinance states and how to streamline those ordinances to convey more clearly.

Motion was made to have a joint workshop between the EDC and local businesses, date TBD

Motion made by Guillaud, Seconded by Hobbs.  
Voting Yea: Strawn, Cooley, Westmoreland, Minor

Passed

b. Discuss and Consider - Ordinance for residential chickens

Discussion comments and suggestions made by the City Council in reference to this ordinance.

Motion made to have a joint workshop between Planning and Zoning and City Council to get a better understanding of what should be done with this ordinance.

Motion made by Guillaud, Seconded by Westmoreland.  
Voting Yea: Strawn, Hobbs, Cooley, Minor

Passed

c. Discuss and Consider - Dividing 3 lots into 2 at 16 Hawthorn Court

Motion was made to deny submitted requests due to the lack of legal information

Motion made by Cooley, Seconded by Guillaud.  
Voting Yea: Strawn, Hobbs, Westmoreland, Minor

Passed

d. Discuss and Consider - Approving a variance for 4 Hickory Dr

Motion made to deny submitted request due to appendix B, section 24.4

24.4 Failure to Appear. Failure of the applicant or his representative to appear before the Zoning Commission or City Council for more than one hearing within an approved delay shall constitute sufficient grounds for the Zoning Commission to terminate or deny the application

Motion made by Hobbs, Seconded by Guillaud.  
Voting Yea: Strawn, Cooley, Westmoreland, Minor

Passed

**3. MPR Comprehensive Plan Update**

N/A

**4. Items for Future Agendas**

**P & Z Commission Updates & Comments**

Resignations from Planning and Zoning;

Rebecca Cooley

Eric Seelinger

**Staff Updates**

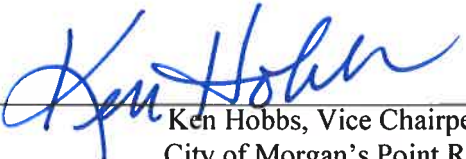
Sam, with CTCOG will continue to work on the chicken ordinance and home occupation section

Animal Control and Ordinance employee moved to Maintenance. This creates an opening for Animal Control and Ordinance enforcement for MPR

**5. Adjournment**

Meeting adjourned at 7:08 PM

I certify that a copy of the \_10-22-2024\_ 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 \_\_10-18-2024\_\_ at 4:00PM and remained posted continuously for at least 72 hours succeeding 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 on 254 742-3206 for further information

  
Ken Hobbs, Vice Chairperson  
City of Morgan's Point Resort

ATTEST:

  
Camille Bowser, City Secretary  
City of Morgan's Point Resort