



**PLANNING & ZONING COMMISSION
PUBLIC HEARING
MINUTES**

Tuesday, December 05, 2023, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

Call to Order

Chairperson Cooley called the meeting to order at 6:00 PM.

PRESENT

Justin Strawn
Louis Guillaud
Ken Hobbs
Rebecca Cooley
Thomas Westmoreland

ABSENT

Eric Seeliger

Announcements and Citizens Comments

Chairperson Cooley Announced:

Nathan Kreuter submitted his resignation from Planning & Zoning effective immediately.

Announced that if anyone knows anyone that wants to apply, there is an opening.

Introduced James McGill, Planner with CTCOG, has taken over for Connie.

The joint workshop with the City Council will be on January 23 after the scheduled Planning & Zone meeting. Food will be provided.

Uryan, Interim City Manager, will provide information on a future Planning & Zoning training.

Presentations

N/A

1. Approval of Minutes

- a. Discuss and Consider - Approval of October 24, 2023, Minutes

Approved P & Z Minutes from October 24, 2023, Meeting

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

Passed

2. Public Hearing/Regular Agenda

- a. Public Hearing for Variance for Extended Porch at 4 N Archer, MPR Tx 76513

Public Hearing Citizen Comments

Beverly Dunn, 1 N archer Dr, MPR TX:

Left Comment on Sign-In Form - No concern, support variance request.

Susan Miller, 1 N Archer Dr, MPR TX:

Stated that she is 100% in favor of variance for porch.

Brenda Rascoe, 4 N Archer Dr, MPR TX :

Advised that she is the person wanting the porch. Also, on behalf of her neighbor, James Atherton gave his vote of approval for variance.

David Miller, 1 S Archer Dr, MPR TX:

In favor of porch variance.

David Rascoe, 4 N Archer Dr, MPR TX:

Owner of property requesting porch variance.

Chairperson Cooley closed the Public Hearing at 6:05 PM.

- b. Discuss and Consider - Variance for Extended Porch at 4 N Archer, MPR Tx 76513

The Planning & Zoning Committee went over supporting documents included in their packets to determine the outcome of the variance request.

Went over in more detail about what decisions were made prior to this hearing. Setbacks and position were also discussed.

Motion to accept variance request

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

Passed

The next step will be Planning & Zoning submitting a request and their decision to the City Council.
This Public Hearing will be December 12, 2023, at 6:00 PM.

- c. Public Hearing for Variance for Accessory Building placement at adjacent lot owned by resident of 15 Beachcomber Dr, MPR Tx 76513.

Public Hearing Citizen Comments

Joe Stanfield, 4 Port Lane, MPR TX:

Stated he has lived next to Boney for 17 years and every improvement Boney has made has been "top notch".

Stanfield highly supports the variance.

Chairperson Cooley closed the Public Hearing at 6:13 PM.

- d. Discuss and Consider - Variance for Accessory Building placement at adjacent lot owned by resident of 15 Beachcomber Dr, MPR Tx 76513.

Boney went over in detail what improvements he is requesting with the variance.

Committee members had some questions for Boney and they discussed what occurred at previous Council meeting referencing this request.

Discussed the definition of contiguous and getting clarification on the City's meaning of the word. Also, what type of easement is located between the properties. If the easement is owned by the city and if it is, how can Boney purchase the easement.

Committee member(s) made suggestion to have Boney resubmit the permit using only the location or lot address of the accessory building placement to see if could be approved that way.

Motion to send this forward with P & Z approval to City Council for consideration of variance approval.

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

Passed

3. MPR Master Plan Update

Cooley updated everyone on the Master Plan timeline; Steering Committee to review the Master Plan in late December, early January and then go to the Planning Commission and Council to review in mid to late January. Public review in February then adopted in February.

With the holidays this timeline may be subject to change.

Nelson advised the Master Plan maybe moving at a slightly slower pace than originally planned. Nelson would like department heads to review the plan for recommendations. Then move forward to the Steering Committee.

4. Items for Future Agendas

Definition and responsibility of easements and right of ways; notification sent to property owners if it is their responsibility.

ADA guidelines; grant eligibility; looking at what other cities have in place; other options.

Timeline for updating city ordinances

5. P & Z Commission Updates & Comments

N/A

6. City Manager Updates & Comments

N/A



7. Adjournment

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


Passed

Chairperson, Rebecca Cooley, adjourned the meeting at 19:00 (7:00 PM)

I certify that a copy of the 12-5-2023 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 12-1-2023 at 4:00PM and remained posted continuously for at least 72 hours proceeding 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



City of Morgan's Point Resort
Rebecca Cooley, Chairperson

Attest:


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