



**PLANNING & ZONING COMMISSION
MINUTES**

Tuesday, July 22, 2025, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

1. Call to Order

Meeting called to order by Chairperson, Ken Hobbs, at 6:36 PM.

PRESENT

Ken Hobbs

Louis Guillaud

Thomas Westmoreland

Leslie Minor

Tom Edwards (new member, first meeting)

ABSENT

N/A

Uryan Nelson (CTCOG)

2. Announcements and Citizens 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. Approval of Minutes

- a. Discuss and consider minutes from June 24, 2025, meeting

Motion made to approve the minutes by Guillaud, Seconded by Westmoreland
Voting Yea: Hobbs, Minor

Motion passed by unanimous vote (4:0)

4. Regular Agenda

- a. Consider variance request for carport at 160 Lake Forest Dr

Discussion by members, based on information provided.

Motion made to deny the request for a carport based on the building lines and the alternative use of the garage.

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

Motion passed by unanimous vote (5:0)

- b. Consider ADA timelines for established business compliance.

Discussion by members and CTCOG regarding other municipalities managing this requirement.

Motion made to table this requirement for further guidelines and discussion.

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

Motion tabled by unanimous vote (5:0)

- c. Consider Chapter 3,6 and 14 edits from City Council

Discussion by members on leaving in the section for the Housing Adjustment Board in Chapter 3 with minor edit to make it permissive and not mandatory.

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

Motion passed by unanimous vote (5:0)

- d. Home Based Business and Town Hall Meeting

Discussion by members as to ordinance development and documents to share before and during Town Hall Meeting. How to notify community – water bill, MPR website and Business lists.

No action required on these two agenda items. Will develop more input and bring back to future P&Z meetings.

5. MPR Master Plan Update

Nayda Santana will send to Ken Hobbs

6. Items for Future Agendas

Home-based business

Town Hall Meeting

Abandoned property in MPR

Consider ADA timelines after further follow-up

7. P&Z Commission Updates & Comments

Larry Wilkey is the new Judge for the City of Morgan's Point Resort.

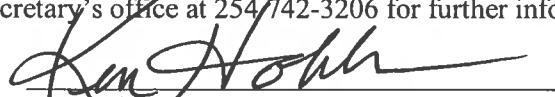
8. Staff Updates

N/A

9. Adjournment

Meeting adjourned at 7:00 PM by Ken Hobbs, Chair

I certify that a copy of the 7-22-2025 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 7-18-2025 at 4:00 PM 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 at 254/742-3206 for further information



Ken Hobbs, Chair
City of Morgan's Point Resort, Texas 76513



Kelli Merolillo, City Secretary
City of Morgan's Point Resort, Texas 76513