



**PLANNING & ZONING COMMISSION  
MINUTES**

**Tuesday, February 3, 2026, 6:00 PM**

**LIBRARY 8 MORGAN'S POINT BOULEVARD**

**1. Call to Order**

Meeting called to order by Chairperson, Ken Hobbs, at 6:11 PM.

**PRESENT**

Ken Hobbs  
Leslie Minor  
Tom Edwards  
Thomas Westmoreland  
Andrew Roberts

**ABSENT**

Louis Guillaud  
Maria Martinez

Ashlynn Uschek, CTCOG  
David Rodriguez, 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.*

No Citizen Comments

**3. Presentation(s)**

None

**4. Approval of Minutes**

- a. Discuss and consider minutes from December 16, 2025, meeting

Motion to approve minutes from December 16, 2025, made by Edwards, Seconded by Minor.  
Voting Yea: Hobbs, Westmoreland, and Roberts

*Motion passed by unanimous vote (5:0)*

**5. Regular Agenda**

- b. Discuss and consider Chapter 6 adjustments and recommendations to City Council for consideration

Motion made to recommend moving forward to City Council for their consideration.

Motion made by Edwards, Seconded by Westmoreland.

Voting Yea: Hobbs, Minor, and Roberts

*Motion passed by unanimous vote (5:0).*

- c. Discuss and consider 20 Quail Loop variance and recommendation to City Council for consideration

3.

Motion made to recommend moving forward to City Council for their consideration.

Motion made by Roberts, Seconded by Edwards.

Voting Yea: Hobbs, Minor, and Westmoreland

*Motion passed by unanimous vote (5:0)*

- a. Discuss and consider carport at 14 South Robin and recommendation to City Council for consideration

Motion made to recommend moving forward to City Council for their consideration.

Motion made by Edwards, Seconded by Minor.

Voting Yea: Hobbs, Westmoreland, and Roberts

*Motion passed by unanimous vote (5:0)*

**6. MPR Comprehensive Plan Update**

Set workshop dates for February 2026

**7. Items for Future Agendas**

- a. Green easements
- b. 43 Morgan’s Point Boulevard abandoned property
- c. Hopi and Comanche Street variances

**8. P & Z Commission Updates & Comments**

None

**9. Staff Updates**

None

**10. Adjournment**

Meeting adjourned at 6:52 PM

I certify that a copy of the 2-03-2026 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 1-28-2026 at 1:00PM 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 254-780-1334 ext.

104 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

