



**PLANNING & ZONING COMMISSION**  
**Tuesday, February 28, 2023, 6:00 PM**  
**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**  
**MINUTES**

**Call to Order-** Chairman Cooley called the meeting to order at 6:00PM

**Roll Call** – Chairman Becky Cooley, Vice Chair Ken Hobbs, Thomas Westmoreland, Eric Seeliger, Roxanne Stryker, Louis Guillaud. Commission member Nathan Kreutter was absent.

**Announcements and Citizens Comments** - None

**Presentations**

**PUBLIC HEARING - PRELIMINARY PLAT - THE CLIFFS AT LAKE BELTON (PHASE II)**

**6:01PM** Chairman Cooley open the floor for any comment in regard to Preliminary Plat of The Cliffs at Lake Belton Phase II, with no comment Chairman Cooley closed hearing at 6:02PM.

**PUBLIC HEARING- ANNEXATION & ZONING - THE CLIFFS AT LAKE BELTON (PHASE II)**

**6:02PM** Chairman Cooley open the floor for any comment in regard to the Annexation & Zoning of the Cliffs at Lake Belton Phase II, with no comment Chairman Cooley closed hearing at 6:03PM.

**1. Approval of Minutes**

- a. Discuss and Consider approval of minutes for January 24, 2023  
 Motion made to approve minutes by Commission member Thomas Westmoreland, and second motion by Commission Vice-chair Ken Hobbs. Vote 5 Ayes to 0 Nays.

**2. Regular Agenda**

- a. Discuss and Consider Reappointment of a P&Z Member to another term.  
 Motion made to approve reappointment of Rebecca “Becky” Cooley by Commission member Louis Guillaud with a second motion from Commission member Eric Seeliger. Vote was 5 Ayes to 0 Nays.
- b. Discuss and Consider - Preliminary Plat- The Cliffs at Lake Belton (Phase II)  
 Motion made to approve preliminary plat by Commission member Thomas Westmoreland and seconded by Commission member Roxanne Stryker. Vote was 5 Ayes to 0 Nays.
- c. Discuss and Consider - Annexation & Zoning - The Cliffs at Lake Belton (Phase II)  
 Motion made to approve Annexation & Zoning by Commission member Louis Guillaud and seconded by Commission member Thomas Westmoreland. Vote was 5 Ayes to 0 Nays.
- d. Discuss and Consider changes to existing garbage ordinance  
 Commission members discussed changes/additions in the ordinance they wish to see within the commercial side. City Staff and CTCOG will research other cities. No action required.
- e. Discuss and Consider Estate Residential Zoning

Discussion that the acreage be 2 acres and above. Uryan Nelson of CTCOG (*Central Texas Council of Governments*) will review the Zoning Ordinance. No action required.

f. Discuss and Consider Setback Line Regulations

Discussion that there needed to be consistency with setback lines within the city. It was agreed that this should be a City Staff project.

g. Discuss and Consider addition of Sign Ordinance

Commission members discussed adding to existing ordinance, temporary signs, commercial restrictions for new signs, heights, color intensity etc... City Manager Rice suggested, members continue research from other cities, submit recommendations to City Staff for CTCOG to prepare a draft for P&Z review. No action required.

**3. MPR Master Plan Update-** Meeting to be held on March 6, 2023, 5:00PM, at City Hall Library to review survey results.

**4. Items for Future Agendas**

Commission member Roxanne Stryker made motion to request for next meeting topic "Obsolete signs". Seconded by Commission member Eric Seeliger.

Commission member Lou Guillaud request for meeting topic "Handicap". Seconded by Commission member Roxanne Stryker

**5. Adjournment:** Motion made to adjourn by Commissioner Louis Guillaud and seconded by Thomas Westmoreland. Meeting adjourned at 7:56PM.

CITY OF MORGAN'S POINT RESORT, TEXAS

  
Rebecca Cooley, Chairman

ATTEST:

  
Ophelia Rodriguez, City Secretary