



**PLANNING & ZONING COMMISSION
MINUTES**

Tuesday, December 16, 2025, 6:00 PM

LIBRARY 8 MORGAN'S POINT BOULEVARD

1. Call to Order

Meeting called to order by Chairperson, Ken Hobbs, at 5:01 PM.

PRESENT

Ken Hobbs

Tom Edwards

Leslie Minor

Thomas Westmoreland

Andrew Roberts (new member)

Maria Martinez (new member)

ABSENT

Louis Guillaud

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. Public Hearing(s)

N/A

4. Approval of Minutes

- a. Discuss and consider minutes from October 28, 2025

Motion made to approve the minutes with adjustments by Edwards, Seconded by Minor.
Voting Yea: Hobbs, Westmoreland,

Motion passed by unanimous vote (4:0)

- b. Discuss and consider minutes from November 13, 2025

Motion made to approve the minutes by Edwards, Seconded by Minor.

Voting Yea: Hobbs, Westmoreland

Motion passed by unanimous vote (4:0)

Adjourned at 5:07 PM to Workshop Session

Regular Meeting reconvened at 6:58 PM

5. Regular Agenda

- a. New Member Orientation for Andrew Roberts and Maria Martinez
- b. Open Meetings Training requirements
- c. City Ordinances Chapter 3, 6, and 14
- d. Review P&Z Committee responsibilities Chapter 14, Section 23, of Appendix B

Chair Hobbs and members of the P&Z Committee welcomed new members, Andrew Roberts and Maria Martinez. Roberts drew straws for new member expiring terms. Roberts term will expire on 9/30/2027. Martinez term will expire on 9/30/2026. Material provided with Open Meetings, City Ordinance Chapter 3, 6, and 14 along with review of Section 10 of Appendix B were discussed.

No action is required on the agenda items.

6. MPR Comprehensive Plan Update

Discuss schedule for 2026 and to provide new P&Z Members with the May 2nd, 2025, MPR Comprehensive Plan Book.

7. Items for Future Agendas

Chapter 6 and 14 adjustments by building official for review prior to City Council adoption 20 Quail Loop.

Bell County Health approval of septic design for P&Z recommendation to City Council.

14 S. Robin test case for green easement combination to lots owned and carport/equipment storage building.

8. Staff Updates

N/A

9. P&Z Commission Updates & Comments

Chair Hobbs discussed actions taken by City Council at the December 9, 2025, meeting

10. Adjournment

Meeting adjourned at 7:24 PM

I certify that a copy of the 12-16-2025 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 12-11-2025 at 4:00 PM 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

