



**PLANNING & ZONING COMMISSION  
MINUTES**

**Tuesday, October 28, 2025, 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  
Louis Guillaud  
Tom Edwards  
Leslie Minor  
Thomas Westmoreland

**ABSENT**

N/A

Ashlynn Uschek, 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. Public Hearing(s)**

N/A

**4. Approval of Minutes**

- a. Discuss and consider minutes from September 25, 2025

Discuss and consider minutes from September 30<sup>th</sup>, 2025

Motion made to approve the minutes with adjustments by Edwards Seconded by Westmoreland.

Voting Yea: Hobbs, Minor, and Guillaud

*Motion passed by unanimous vote (4:0)*

**5. Regular Agenda**

- a. Discuss and consider variance for 3 West Aztec

Motion made to table until the next meeting. Lot size is ½ acre, review 5% rule and review front set back of building compared to garage frontage

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

*Motion tabled by unanimous vote (4:0)*

**6. Items for Future Agendas**

43 Morgan's Point Boulevard – abandoned property

**7. Staff Updates**

N/A

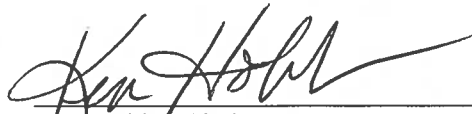
**8. P & Z Commission Updates & Comments**

N/A

**9. Adjournment**

Meeting adjourned at 6:41 PM

I certify that a copy of the 10-28-2025 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 10-17-2025 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