



**PLANNING & ZONING MEETING REGULAR SESSION**  
**Tuesday, May 23, 2023, 6:00 PM**  
**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**

**Call to Order**

**Announcements and Citizens Comments**

**Presentations**

**1. Approval of Minutes**

[a.](#) Discuss and Consider - Minutes for April 25, 2023

**2. Regular Agenda**

[a.](#) Discuss and Consider - Revised Garbage Enclosure

[b.](#) Discuss and Consider - Revised Estate Residential

**3. MPR Master Plan Update**

**4. Items for Future Agendas**

**5. Adjournment**

I certify that a copy of the May 23, 2023 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 May 19, 2023 at 4:00PM and remained posted continuously for at least 72 hours preceding 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. Request for accommodations 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

Ophelia Rodriguez, City Secretary



**PLANNING & ZONING MEETING REGULAR SESSION**  
**Tuesday, April 25, 2023, 6:00 PM**  
**MINUTES**

**Call to Order** -Chairperson Rebecca Cooley called the meeting to order at 6:00PM.

*Members present:* Chairperson Rebecca Cooley, Vice Chair Ken Hobbs, Thomas Westmoreland, Louis Guillaud, Eric Seeliger, Nathan Kreutter, Roxanne Stryker

*Guest:* Connie Quinto of Central Texas Council of Governments

**Announcements and Citizens Comments** - None

**Presentations**

***PUBLIC HEARING*** - ZONING OF THE CLIFFS AT LAKE BELTON PHASE II TO RESIDENTIAL  
 6:01PM Chairperson Cooley opened the floor for any comment regarding Zoning of the Cliff at Lake Belton Phase II with no comments, at 6:02PM Chairperson Cooley closed the hearing.

**1. Approval of Minutes**

a. Discuss and Consider - Minutes of March 28, 2023

Motion made by Commission member Louis Guillaud to approve minutes as written.

Seconded by Commission member Thomas Westmoreland

Vote was 6 Ayes to 0 Nays

**2. Regular Agenda**

a. Discuss and Consider - Zoning of The Cliffs of Lake Belton Phase II to residential

Motion to approve and forward to City Council for consideration made by Vice Chair Ken Hobbs. Seconded Commission member Roxanne Stryker. Vote was 6 Ayes to 0 Nays.

b. Discuss and Consider - Appointment of Chairperson

Motion was made for the reappointment of Rebecca Cooley as Chairperson, by Vice Chair Ken Hobbs and seconded by Commission member Louis Guillaud. Vote was 6 Ayes to 0 Nays.

c. Discuss and Consider - Garbage Ordinance draft recommendations regarding Container Pads & Enclosures

The draft provided by Ms. Quinto of CTCOG was reviewed and discussed with various recommendations by the Commission. Ms. Quinto will update with the changes recommended.

d. Discuss and Consider - Estate Residential Recommendations for draft of Ordinance

This item was reviewed with recommendations by the Commission. This item will be returned to the May meeting for P&Z review.

e. Discuss and Consider - Sign Ordinance recommendations for draft

This item was reviewed with recommendations by the Commission. Update will be made.

- 3. **MPR Master Plan Update** – No update.
- 4. **Items for Future Agendas** – No comments. Next meeting set for May 23, 2023.
- 5. **Adjournment:** Commission member Louis Guillaud made the motion to adjourn and seconded by Commission member Eric Seeliger. **Meeting adjourned at 7:35 PM**

\_\_\_\_\_  
Rebecca Cooley, Chairperson  
City of Morgan’s Point Resort, Texas

ATTEST:

\_\_\_\_\_  
Ophelia Rodriguez, City Secretary  
City of Morgan’s Point Resort, Texas

Unofficial

## CONTAINER PADS AND ENCLOSURES FOR COMMERCIAL WASTE CONTAINER

By \_\_\_\_\_ 2024 (one year from enacting this ordinance), all commercial waste collection containers shall comply with the following standards for container pads and screening.

- (a) The use of a container for the removal of garbage, trash, and rubbish from a commercial establishment shall provide a readily accessible site for placement of container(s) on the establishment's property. Locating containers in streets, rights-of-way, the traveled portion of alleys, and intersection sight triangles is prohibited. The site must have overhead clearance to allow pickup and emptying of containers by the collection services vehicles. The site location shall be subject to approval of the City Manager, or appointed designee.
- (b) The pad and approach apron shall be constructed from concrete, asphalt, or stable impervious material to support the weight of collection vehicles. The pad shall be level with roadway or slope to roadway for easy access by collection vehicles.
- (c) The minimum dimensions of the approach apron shall be fourteen (14) feet wide and a depth of fifteen (15) feet. The approach drive shall not vary more than ten (10) degrees above or below the horizontal plane.
- (d) The minimum dimensions of the concrete pad, where a single container sits, shall be twelve (12) feet wide and a depth of twelve (12) feet.
- (e) All pads shall have two (2) six-inch diameter bollards eight feet long, filled with concrete, four (4) feet above slab, and four (4) feet deep below slab. Bollards shall be placed at the back of the enclosure and far enough back to allow the full depth of the anticipated dumpster bin and any additional space needed to prevent dumpster bin(s) from conflicting with any other requirements. Bollards shall be no more than five (5) feet apart from each other.
- (f) All pads shall be enclosed, at minimum height of six (6) feet, on at least three (3) sides. Screens shall be constructed of masonry block, wood, chain link fencing with slats, or similar material and color to compliment the façade of the main building. Approach apron doors are required and shall have features to secure doors in an open position while the collection vehicle is emptying the container.
- (g) No parking shall be allowed in the maneuvering area.

## COMMERCIAL DUMPSTERS AND OWNER RESPONSIBILITY

- (a) Sides and doors of all containers shall be kept closed at all times except when the container is being filled or unloaded for disposal.
- (b) Spoilable waste shall be placed in disposable containers or plastic bags capable of preventing leakage. The disposable container with contents shall be placed unbroken, into the container, not outside.
- (c) It shall be unlawful to place any item in any dumpster that because of weight, size, other physical property, could cause damage to the collection services vehicle, per service providers perimeters.

## Section 18. - Accessory Building and Use Requirements.

### 18.1 General.

A. Accessory building is defined as a detached subordinate building, the use of which is customarily incidental to that of the primary building or to the main use of the land and which is located on the same lot with the primary building or use.

B. An accessory building shall not be used for commercial purposes in districts zoned Estate Residential (ER), Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH).

C. An accessory building may be constructed or placed on the building site only after a Building Permit has been issued by the City and the main building has been issued a Certificate of Occupancy or the accessory building is built concurrently with the main building.

D. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH), a maximum of two (2) accessory buildings per building site will be permitted.

E. In the Estate Residential (ER) zoning district, a maximum of four (4) accessory buildings per building site will be permitted.

E. Lots contained within a building site shall not be sold separately.

F. Lot(s) on which accessory building is located may be sold separately if all accessory buildings are removed from lots other than the lot containing the main building prior to sale.

G. One additional accessory building used exclusively as a pumphouse is permitted on each building site.

H. The placement and use of a construction trailer shall be allowed on any building site. Construction trailers shall be removed within 10 days of the issuance of a Certificate of Occupancy for the main building.

### 18.2 Size, Height and Placement Regulations for Accessory Buildings.

A. An accessory building must be built or placed to the rear of the minimum required front setback line or at the front face of the main building, whichever is farthest from the front property line.

B. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH), an accessory building must not be built or placed closer than three feet (3') from the side and rear property lines. An accessory building may not be built or placed in a utility easement.

C. In the Estate Residential (ER) zoning district, an accessory building must not be built or placed closer than 10 feet from the side or rear property line or twenty feet (20') from a street right-of-way for a corner lot.

- D. The maximum height of an accessory building shall not exceed twenty feet (20').
- E. The permitted accessory building(s) must comply with all City, County, and State codes and regulations.
- F. One private parking garage erected on the building site, either attached or detached from the existing dwelling, shall be exempt from the restrictions set forth in this Section, if the garage meets or exceeds the officially adopted residential building code in effect at the time of the building permit.
- G. One carport may be erected on the driveway of the main building's building site. The carport may be erected beyond the front face of the main building and must comply with the area regulation setbacks.
- H. Temporary storage containers will be allowed, if properly permitted through the City Building Official. Storage "PODS" and "Conex" Shipping Containers, or any other similar container shall only be allowed on a building site for no more than ninety (90) days. Incremental time extensions may be granted by the City Building Official, if extenuating circumstances can be substantiated, but no longer than six (6) months.
- I. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH) the total floor space of all permitted accessory buildings may not exceed 5% of the total square footage of the building site or 1,500 square feet, whichever is less. All building sites shall be allowed to construct accessory building(s) up to a total of 250 square feet regardless of the size of the building site.
- J. In the Estate Residential (ER) zoning district, the maximum lot coverage is a combined total twenty-five percent (25%) of primary structure and accessory buildings. The maximum area of one structure is 100% of the total square footage underroof of the primary structure or 4,000 square feet, whichever is smaller.

### 18.3 Nonresidential Accessory Buildings.

- A. The size and height of nonresidential accessory buildings shall be commensurate with the use of the main building.
- B. In districts zoned Single-Family Residential (SFR), Multifamily Residential (MFR), or Manufactured Housing (MH), an accessory building must be built or placed to the rear of the minimum required front setback line or at the front face of the main building, whichever is farthest from the front property line, and must not be built or placed closer than three feet (3') from the side and rear property lines. An accessory building may not be built or placed in a utility easement.
- C. In the Estate Residential (ER) zoning district, an accessory building must not be built or placed closer than 10 feet from the side or rear property line or twenty feet (20') from a street right-of-way for a corner lot. An accessory building may not be built or placed in a utility easement.

## ESTATE RESIDENTIAL DISTRICT

### Section XX. - Estate Residential.

XX.1 General Purpose and Description. The estate residential district is intended to provide for the primary development of single-family detached dwelling units and accessory structures.

### XX.2 Primary Permitted Uses

1. Single-family dwellings

### XX. 3 Accessory Uses

1. Greenhouses and gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale business is conducted on the premises except as allowed as a home occupation.
2. Accessory Dwelling Unit (ADU), including but not limited to casita, cottage, carriage home.
3. The keeping of dogs, cats, and other normal household pets, according to Ordinance 14-7 [chapter 2 of the Code of Ordinances].
4. Temporary buildings for uses incidental to construction work on the premises, which said building shall be removed upon completion or abandonment of construction work, by order of the Building Official
5. Accessory buildings as established in Section 18 of this Ordinance.
6. Swimming pool (private)
7. A temporary bulletin board or sign appertaining to the lease, hire or sale of a building premise or acreage.
8. Utilities (public or private)
9. Such uses may be permitted under the provision of Specific Use Permits, [section 15].

### XX.4 Height Regulations.

- A. Primary: Maximum Height—Two and one-half (2-½) stories
- B. Accessory Building Maximum Height- Twenty feet (20') or height of primary home, whichever is taller.

### XX.5 Lot Size Requirements:

- A. Lot Area- Minimum 2 acres (87,120 square feet)
- B. Minimum Lot Width - Two hundred (200')
- C. Minimum Lot Depth - Two hundred fifty feet (250')
- D. Size of Yards:
  1. Single Family Dwelling:
    - i. Minimum Front Yard - Fifty feet (50')
    - ii. Minimum Side Yard - Ten percent (10%) of the lot width, twenty-five feet (25') from a street right-of-way for a corner lot.
    - iii. Minimum Rear Yard - Fifty feet (50')
    - iv. Maximum Lot Coverage: Combined total twenty-five percent (25%) of main buildings and accessory buildings.
    - v. Minimum Floor Area per Dwelling Unit: One thousand-two hundred and fifty (1,250) square feet.

2. Accessory uses:
  - i. Minimum Front Yard - Fifty feet (50') or front façade of primary home
  - ii. Minimum Side Yard – 10 feet, twenty feet (20') from a street right-of-way for a corner lot.
  - iii. Minimum Rear Yard - Ten feet (10')
  - iv. Maximum Lot Coverage: Combined total twenty-five percent (25%) of primary buildings and accessory buildings.
  - v. Maximum square footage of one structure: 100% of primary structure square-footage underroof or 4,000 square feet, whichever is smaller.

#### XX.6 Special Requirements.

- A. Dwelling must be built on-site in all Sections except Sections 2, 10B, 14, 15, 18, 23, and the area adjacent to Section 10A.
- B. Sewerage must be approved prior to installation in all Sections.
- C. No building materials may be stored on-site, except during actual construction activities.
- D. Fencing is permitted according to the provisions of Section 20 of this Ordinance.