



**PLANNING & ZONING COMMISSION
AGENDA
Tuesday, May 26, 2026, 6:00 PM
CITY HALL - LIBRARY
8 MORGAN'S POINT BOULEVARD**

- 1. Call to Order**
- 2. Announcements and Citizens Comments**
- 3. Presentation(s)**
- 4. Approval of Minutes**
 - a.** Consider approving the minutes from April 30, 2026, meeting
- 5. Regular Agenda**
 - a.** Discuss and take appropriate action on the recommendation to City Council for Home Occupation business ordinance.
 - b.** Discuss and take appropriate action on the recommendation to City Council for short-term rental ordinance.
- 6. MPR Comprehensive Plan Update**
- 7. Items for Future Agendas**
- 8. P & Z Commission Updates & Comments**
- 9. Staff Updates**
- 10. Adjournment**

I certify that a copy of the 5-26-2026 agenda of items to be considered by Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 5-18-2026 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 254-780-1334 ext. 104 for further information.

Kelli Merolillo, City Secretary



**PLANNING & ZONING COMMISSION
MINUTES**

Thursday, April 30, 2026, 6:00 PM

**CITY HALL - LIBRARY
8 MORGAN'S POINT BOULEVARD**

1. Call to Order

Meeting called to order by Chairperson, Ken Hobbs at 6:09 PM

PRESENT

Ken Hobbs
Tom Edwards
Leslie Minor
Thomas Westmoreland
Louis Guillaud
Maria Martinez

ABSENT

Andrew Roberts

Ashlynn Uschek, CTCOG
David Rodriguez, CTCOG

2. Announcements and Citizens Comments

John Nagy, 1 E. Aztec Ln., MPR

Resident is concerned about inconsistency and accountability. He commented about who was involved in the variance application process and how they played the city. He was still confused about the process but wanted accountability for home value degradation in his neighborhood. To move forward he requested some type of mitigation for the building at 3 West Aztec. He requested more transparency in the variance process. He referenced stop signs to mitigate a visibility triangle.

Scott Bachrach, 3 W. Aztec Ln., MPR

Resident shared more information on the project. He commented were made on the build as approved by City Council and the requested variance. He mitigated the aesthetics by trees planted next to the outside of the building. Build not yet final for more neighborhood blend.

Peggy Wells 4 E. Aztec Ln., MPR

Resident explained that there are only three people complaining about the variance. She is more concerned about social media posts that have caused traffic to be increased in the cul-de-sac. Ms. Wells favorably commented on the building at 3 West Aztec and was appreciative of MPRs process since she received a variance at her location.

3. Presentation(s)

PUBLIC HEARING – SPECIAL USE PERMIT – 18 ROBIN CIRCLE

Public Hearing Opened 6:20 PM

No public comments.

Public Hearing Closed 6:25 PM

4. Approval of Minutes

a. Consider approving the minutes from March 24, 2026, meeting

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

Voting Yea: Hobbs, Minor, Martinez and Westmoreland.

Motion passed by unanimous vote (6:0)

5. Regular Agenda

a. Discuss and take appropriate action on SUP at 18 Robin Circle – Air B&B

Request denied due to no representation by property owner or agent. Motion made by Guillaud, Seconded by Edwards.

Voting Yea: Hobbs, Minor, Martinez and Westmoreland.

Motion passed by unanimous vote (6:0)

b. Discuss and take appropriate action Chapter 3 ordinance draft and clean version for City Council consideration and adoption.

Motion to approve and move forward to City Council by Edwards, Seconded by Guillaud.

Voting Yea: Hobbs, Minor, Martinez and Westmoreland.

Motion passed by unanimous vote (6:0)

c. Discuss and take appropriate action Chapter 14 Appendix B Section 10-4 (B) (2) draft and clean version for City Council consideration and adoption.

Motion to approve and move forward to City Council by Guillaud, Seconded by Westmoreland

Voting Yea: Hobbs, Minor, Edwards and Martinez.

Motion passed by unanimous vote (6:0)

d. Discuss and take appropriate action on signage for new sidewalk to Lake Belton High School.

Motion was made to refer the item to the City Council for additional discussion and to coordinate a workshop involving the Police Department, City Council, and the Planning & Zoning Commission. Amended to add discussion with bikes by Guillaud, Seconded by Edwards.

Voting Yea: Hobbs, Minor, Martinez and Westmoreland.

Motion passed by unanimous vote (6:0)

6. MPR Comprehensive Plan Update

The MPR Comprehensive Plan process is moving along well. Received agreement from City Council on narratives for Chapters 1, 2 and 3. The next meeting is scheduled for May 7th & 21st.

7. Items for Future Agendas

- a. Sidewalks for joint workshop meeting of P&Z, City Council and Department of Public Safety.
- b. 5 Arroya ordinance development – Mike Reeves.
- c. Chapter 4 ordinance development for short term rental residence.

8. P & Z Commission Updates & Comments

None.

9. Staff Updates

New City Manager starts on May 26, 2026.

10. Adjournment

Meeting adjourned at 6:53 PM.

I certify that a copy of the 4-30-2026 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 4-21-2026 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 254-780-1334 ext. 104 for further information.

Ken Hobbs, Chair
City of Morgan's Point Resort

Kelli Merolillo, City Secretary
City of Morgan's Point Resort

P&Z MEETING
5/26/2026

ITEM #6
REGULAR AGENDA

Ken,

Many moons ago, I had the title of "Manager of Field Communications" for Xerox.

My manager at that time had a background in teaching and writing and editing. She had a Masters degree in English.

She taught me that for best comprehension a document should be written at a 7th grade reading level.

Sentences should NOT be long. Average sentence length between 11 and 14 words is most effective.

With all the focus on AI, let's not lose sight of aiming for a comprehensive plan that is easily comprehended.

Tom