



**PLANNING & ZONING COMMISSION**  
**Tuesday, September 24, 2024, 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 approving July 23, 2024 minutes
- [b.](#) Discuss and Consider approving August 27, 2024 minutes

**2. Regular Agenda**

- [a.](#) Discuss and Consider - Updating city ordinance to clarify guidelines for Home Occupations
- [b.](#) Discuss - City Council approved reporting template

**3. MPR Comprehensive Plan Update**

**4. Items for Future Agendas**

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

- a. Who is being reappointed with what terms to P & Z Committee

**6. Staff Updates**

**7. Adjournment**

I certify that a copy of the \_\_9-24-2024\_\_ 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 \_\_9-20-2024\_\_ at 4:00PM 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

Camille Bowser, City Secretary



**PLANNING & ZONING COMMISSION**

**Tuesday, July 23, 2024, 6:00 PM**

**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**

**To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)**

**Call to Order**

Meeting called to order by Chairperson, Rebecca Cooley, at 6:00 PM

**PRESENT**

Eric Seeliger  
Ken Hobbs  
Rebecca Cooley  
Thomas Westmoreland  
Leslie Minor

**ABSENT**

Justin Strawn  
Louis Guillaud

**Announcements and Citizens Comments**

N/A

**Presentations**

N/A

**1. Approval of Minutes**

- a. Discuss and Consider - Approval of June 25, 2024 Minutes

Motion made to approve June 25, 2024 minutes

Motion made by Hobbs, Seconded by Westmoreland.

Voting Yea: Seeliger, Cooley, Minor

Passed

**2. Regular Agenda**

- a. Discuss and Consider - Approving Teakwood Addition

Motion made to table

Motion made by Westmoreland, Seconded by Seeliger.  
Voting Yea: Hobbs, Cooley, Minor

Tabled

- b. Discuss and Consider - Approving Winecup Dr Replat

Motion made to table

Motion made by Hobbs, Seconded by Westmoreland.  
Voting Yea: Seeliger, Cooley, Minor

Tabled

- c. Discuss and Consider - Approving Dogwood Addition

Motion made to table

Motion made by Seeliger, Seconded by Minor.  
Voting Yea: Hobbs, Cooley, Westmoreland

Tabled

- d. Discuss and Consider - Appendix B Starting at the letter R

Completed

### **3. MPR Comprehensive Plan Update**

N/A

### **4. Items for Future Agendas**

Review finalized definitions

### **P & Z Commission Updates & Comments**

N/A

### **Staff Updates**

Brush/leaves

Ground water container update

### **5. Adjournment**

Meeting adjourned at 7:24 PM

I certify that a copy of the \_\_7-23-2024\_\_ 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 \_\_\_\_7-19-2024\_\_ at 4:00PM 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

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Rebecca Cooley, Chairperson  
City of Morgan's Point Resort

ATTEST:

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Camille Bowser, City Secretary  
City of Morgan's Point Resort

DRAFT



**PLANNING & ZONING COMMISSION**

**Tuesday, August 27, 2024, 6:00 PM**

**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**

**Call to Order**

Meeting called to order by Chair, Rebecca Cooley, at 6:00PM

**PRESENT**

Eric Seeliger  
Justin Strawn  
Ken Hobbs  
Rebecca Cooley  
Thomas Westmoreland  
Leslie Minor

**ABSENT**

Louis Guillaud

**Announcements and Citizens Comments**

Linda Bridges, EDC President, 197 Lake Forest Dr, MPR - Spoke in regards to updating and/or clarifying city ordinance pertaining to home occupation/home base businesses

**Presentations**

N/A

**1. Approval of Minutes**

Motion made to table approval of minutes due to minutes not being included in the packet

Motion made by Westmoreland, Seconded by Minor.  
Voting Yea: Seeliger, Strawn, Hobbs, Cooley

Tabled

**2. Regular Agenda**

a. Discuss and Consider - Reviewing finalized definitions

Motion made to approve definitions with discussed changes and move them to City Council

Motion made by Hobbs, Seconded by Strawn.  
 Voting Yea: Seeliger, Hobbs, Cooley, Westmoreland, Minor  
 Passed

b. Discuss and Consider - Approving Teakwood Addition

Motion made to approve Teakwood replat submittal and move to City Council

Motion made by Westmoreland, Seconded by Minor.  
 Voting Yea: Strawn, Hobbs  
 Voting Nay: Seeliger, Cooley

Passed

c. Discuss and Consider - Approving Winecup Dr Replat

Motion made to approve Winecup replat submittal and move to City Council

Motion made by Hobbs, Seconded by Westmoreland.  
 Voting Yea: Strawn, Minor  
 Voting Nay: Seeliger,  
 Cooley

Passed

d. Discuss and Consider - Approving Dogwood Addition

Motion made to approve Dogwood replat submittal and move to City Council

Motion made by Westmoreland, Seconded by Hobbs.  
 Voting Yea: Strawn, Minor  
 Voting Nay: Seeliger, Cooley

Passed

**3. MPR Comprehensive Plan Update**

Draft of Comprehensive Plan has been given to the City Manager and once review is completed it will given to the Steering Committee

**4. Items for Future Agendas**

Linda Bridges and Home Occupations

**P & Z Commission Updates & Comments**

N/A

**Staff Updates**

A new report template was provided by CTCOG to use for City Council recommendations

## 5. Adjournment

Meeting adjourned at 7:18PM

I certify that a copy of the \_\_\_8-27-2024\_\_\_\_\_ 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 \_\_\_8-23-2024\_\_\_\_\_ at 4:00PM 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

Camille Bowser, City Secretary

DRAFT

Home Occupation: An occupation or activity carried on by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes. The occupation or activity must be conducted entirely within the dwelling or within a detached garage or accessory building. There shall be no repair, trading, selling or delivery of tangible products to customers on the premises. The home occupation or activity may not create increased traffic, obnoxious noise, odors, dust, smoke, fumes, vibrations or electrical interference. The operation of a business such as a beauty or barbershop, tearoom, restaurant, rest home, clinic, child care facility or bed and breakfast facility in this City shall not be deemed a home occupation.



15.4 Specific Use Permit Fees. No permit required by this article shall be issued until the fees prescribed in this section have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. The fee for Specific Use Permits Application shall be:

1.

Upon applying for a Specific Use Permit: \$500.00 Application Fee

2.

Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee

### Fee Schedule

Expand

Annexation Petition	No. of Acres* 10 + 250
Final Plat	No. of Lots* 75.0 + 400
General Plan Amendment	\$350.00
Home Occupation-Standard Fee	\$ 25.00
With P&Z Council Review	\$250.00
Master Plan	\$500.00
Master Plan Revision	\$250.00

Minor Subdivision	No. of Lots * 100 + 600
Minor Subdivision (Subsequent Review)	No. of Lots * 75 + 200
Preliminary Plat	No. of Lots * 75 + 400
Rezoning	No. of Lots * 10 + 200
Site Plan Review	No. of Lots * 75 + 400
Sketch Plat (Other projects)	No. of Units * 15
Sketch Plat (Single Family)	No. of Lots * 35 + 150
Specific Use Permit	\$500.00
Vacation Plat	\$500.00
Inspection Fee	\$250.00

## **Morgan's Point Resort Planning & Zoning Commission Meeting Report Template**

**DATE:**

**Case #:**

**Description:**

**Introduction:**

**Current:**

**Proposed:**

**Analysis:**

**Impact Assessment:**

**Public Notifications and Input:**

**Compliance with Zoning Requirements:**

**Recommendation(s):**

**Voting Yes:**

**Voting No:**

**Absent:**