



City of Morgan's Point Resort

Agenda

Planning and Zoning Commission

Special Session

Tuesday, September 30, 2025

5:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

1. Call to Order

2. Announcement and Citizen 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 members of the Planning and Zoning Commission 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)

- a. Public hearing for 18 Mustang MPR, TX 76513 - Special Use Permit (SUP) for replat, trailer use and new build

Open Public Hearing

Public Comments (3 mins to speak)

Close Public Hearing

Discussion and possible motion to approve, deny, or approve with conditions before forwarding to

City Council

4. Regular Agenda

- a. Discuss and consider replat, trailer use and new build at 18 Mustang

5. Supplemental Information

6. Adjournment

I certify that a copy of the 9-30-2025 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 9-23-2025 at 4:00PM and remained posted continuously for at least 72 hours proceeding with the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests 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.

Nayda Santana, Interim City Secretary

NOTICE OF PUBLIC HEARING

The City of Morgan's Point Resort Planning and Zoning Commission will hold a public hearing on Tuesday, September 30, 2025, at 5:00 PM, taking place at 60 Morgan's Point Blvd, Morgan's Point Resort Texas 76513 and the City Council will hold a public hearing on Tuesday, October 14, 2025, at 6:00 PM. Meeting will take place at the Morgan's Point Resort Event Center, 60 Morgan's Point Blvd, Morgan's Point Resort, Texas 76513.

The purpose of the public hearings is to consider a request by Jason Humphrey for replat, new build and SUP Specific Use Permit at 18 Mustang to allow 18 months live on property in RV.

18 Mustang

Morgan's Point Resort, Tx 76513

MORGANS POINT RESORT SECTION 23, BLOCK 009, LOT 18-21,

MH LABEL# TEX0280060 SN1 1283SB470S49691; TITLE # MH01014107

BELL CAD ID: 28389

All interested persons are encouraged to attend and participate. Written comments may be submitted to the City Secretary's Office at 8 Morgan's Point Blvd, Morgan's Point Resort, TX 76513, prior to the public hearings.

For questions or additional information, contact

Nayda Santana, Interim City Secretary, at (254) 742-3206 or

Nayda.santana@mprrt.tx.us.



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 7-16-2025

"PLEASE PRINT CLEARLY"

Name of Requestor: Jason Humphrey
Address: 18 Mustang Dr Phone: 956 212 3681
Email: JCHUMPHREYHOUSE@GMAIL.COM

Name of Property Owner: Jason Humphrey
Address: 18 Mustang Dr Phone: 956 212 3681
Email: JCHUMPHREYHOUSE@GMAIL.COM

Property ID/Legal Description/ and Address: 28389 Lots 18-21, block 9
Morgan's Point Resort City Section 23 18 Mustang Dr. Morgan's point Resort, TX
76513

Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:

Permission to live in an RV on the property while we build
our home. We need to demolish the mobile home. Living on site will
significantly better our financial situation and allow for use as
a construction office. This would be temporary, during the build
only.

Signature of Owner/Requestor

Date

7/16/25

Signature/ City Inspector/ Code Enforcement

Signature/ Building Official/ Designee

Approved/ Disapproved

Approved

Approved/ Disapproved

Date

7/16/25

Date

