

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 at tend and participate. Written comments may be sub mitted 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

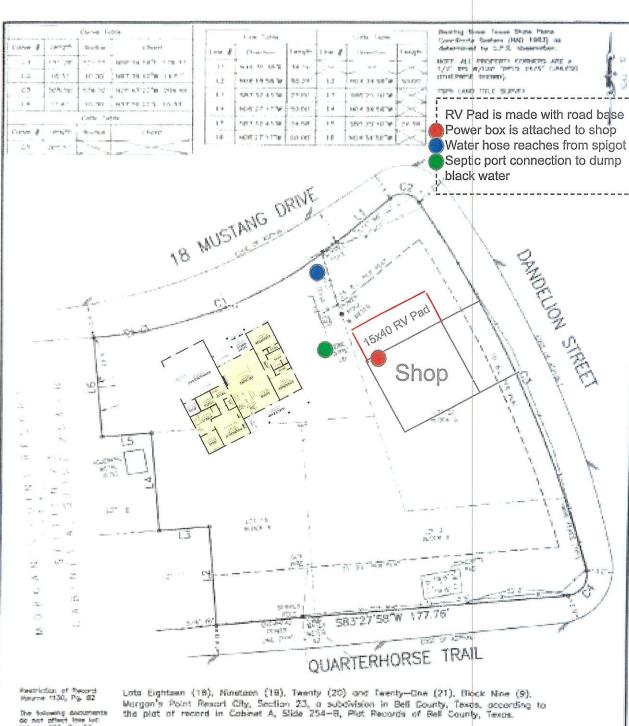
Nayda Santana, Interim City Secretary, at (254) 742-3206 or

Nayda.santana@mprt.tx.us.



APPLICATION FOR VARIANCE REVIEW

Application #	(City Clerk assi	gns number)	Date:	-16-2025
		PRINT CLEARL		
Name of Requestor: Address: 18 Mustas Email JC HUMPH	Dason Humphi	Phone_ ALL.Com	956 212 3	3681
	ner: Jason Hum ng Dr REYHOUSERGM			
Property ID/Legal Des Morgan's Point Re	cription/and Address: 6	28389 L 3 18 m	ots 18-21 stong Dr. Mu	block 9 gm's point ResertiTX 76513
Please provide "Any"	suppporting documents	to assist in your rev	iew with the Com	mission
Description of Request Permission to our home. We significantly be	need to Demolish	on the property the mobile he into situation	enty while some civing and allows s	we build on site will for use as
a construction	office. This w	hould be tem	purary, duri	ng the bild
	1			
Signature of Owner/Re	equestor 48	8	Date	6/25
G:/ G: _ T	/C.1.F.6	A 1/ D:		
Signature/ City Inspect	or/ Code Enforcement	Approved Disap	pproved Dat	1/110/25
Signature/Building Of	ficial/ Designee	Approved/Disappr	roved Dat	e



Die following discontents do not offect like lot Votume 555, Pg. 50 Votume 556, Pg. 601

STATE OF TEXAS! KINDW ALL MEN BY THESE PRESENTS, that I Michael E. Awer. a Registered Professional Land Surveyor in the State of Team, COUNTY OF BELL ! do hereby certify that this survey was this day made

on the ground of the property described herein and as cornect and that there are no decrepancies, conflicts, shortages in the area, equipment, and right-of-ways except on above hereon, that this tract of load has access to and from a public roud, and I have marked all corners with menuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, TSPS Land Title Survey.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 4802700175E, dated September 26, 2008.

IN WITHESS THEFEOF, my hand and seal, this the 60s day of December 2025.

Nichagi E. Alvis, W.P.L.S., No. 5402

CHEST COME NOT TOUGHTON

FEMALES AND STREET, BAS JEST M. SMO ET. TEMPLE, SERVE ANDRES www.com

18 MUSTANG DRIVE 1277 18, 10, 20, 21 BLOCK 9 MORGAN'S POINT RESORT CITY SECTION 32 BELTON, TEXAS

12/8/2023	1130	Date: all HHID
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