



City of Morgan's Point Resort

Agenda

City Council Regular Session

Tuesday February 10, 2026

6:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Citizen Comments on Agenda Items

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 Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

5. Consent Agenda
6. Minutes
 - a. **MN-26-003** Discuss the Minutes of Regular Session City Council Meeting on December 9, 2025
7. Ordinance(s)
 - a. **OR-26-001** Discuss and consider Chapter 3 edited version
 - b. **OR-26-002** Discuss and consider Chapter 6 edited version
8. Resolution(s)
 - a. **RS-26-003** Discuss a resolution Calling and Ordering a General Election to be held on May 2, 2026
 - b. **RS-26-004** Discuss a resolution Appointing Election Officers for the City General Election
 - c. **RS-26-005** Discuss a memorandum/resolution to appoint Kim Helka as Vice Chair on the Library Board
 - d. **RS-26-006** Discuss a memorandum/resolution 20 Quail Loop septic variance
 - e. **RS-26-007** Discuss a memorandum/resolution 14 South Robin carport variance

9. Finance Director Updates

10. City Manager Updates

11. Adjournment

I certify that a copy of the 2-10-2026 agenda of items to be considered by the City of Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 2-04-2026 at 4:00 PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. 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



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday December 9, 2025

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

1. Call to Order

Meeting was called to order by Mayor, James Snyder at 6:29 PM

PRESENT:

James Snyder
Roxanne Stryker
Bruce Leonhardt
Dorothy Allyn
Samuel Pallin
Stephen Bishop

ABSENT:

None

Neale Potts, City Attorney
Ashlynn Uschek, CTCOG

Staff: City Manager, Dennis Baldwin

2. Invocation

Stephen Bishop

3. Pledge of Allegiance

Roxanne Stryker

4. Citizen Comments on Agenda Items

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 Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

a. **Shannon Brown, 4 Cannon Circle, MPR**

Resident addressed the Mayor, City Council and staff regarding her father's property that is currently listed for sale. Since the recent storm, there have been fencing issues along the property line. The survey shows the fence line ending at the property boundary, where a tree was knocked over during the storm. Resident requests a property inspection to assess storm-related damage to provide recommendations for repair and maintenance, including fencing, brush removal, and clearing of storm debris.

b. **Rhonda Holcomb, 3 Triton Drive, MPR**

Resident requested a future agenda item to discuss current ordinance and consider amendments to allow a reasonable number of chickens with clear regulations (coop placement, sanitation, rooster restrictions). The resident previously had 20 chickens, received a citation, and has since reduced her flock to six.

c. **Donna Hartman, 112 Great West Loop, MPR**

Resident thanked the City for providing new microphones. Commented that Friday night was a fun and enjoyable event. Special thanks to the Police Department and Water Department for participating as elves and to Judge Duffield for serving as Santa Claus.

5. Public Hearing

a. **PH-25-013** Hold a public hearing for 160 Lake Dorest Drive carport variance request

There is no requirement for a variance request and the carport at 160 Lake Forest Drive is in compliance.

b. **RS-25-040** Discuss and consider a a memorandum/resolution to approve 160 Lake Forest Drive carport variance request

Due to no requirement for variance request, no further action was taken.

c. **PH-25-014** Hold a public hearing for a Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

The Finance Director/ACM, Mary Tolman presented Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

Allyn identified the item as a budget variance and recommended revising the ordinance to specify that funding will come from Fund Balance and include an additional account number for financial transparency.

Baldwin confirmed the ordinance was prepared correctly. Staff recommended approval as presented.

Larry Hartman, 112 Great West Loop, MPR commented on whether repairs cover all Marina damages. He expressed concern that delaying work could lead to further damage and increased costs. Stated patrons should not bear repair costs.

d. **OR-25-021 & 22** Discuss and consider an Ordinance approving FY 2026 Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

6. Presentations

a. Library presentation - Pam Robinson, Library Chairperson

Library is located in City Hall. The Library Board meets on the 3rd Wednesday of each month to maintain the library. Library is automated; residents can check out books with 1 card per family.

Currently 393 library cards issued. New scanner installed in the library. There are 4 "Take a Book" boxes where residents can take or leave books.

Summer Reading Program: 4 weeks, last 2 weeks in July. This year's theme: Amazing Science (topics included tornadoes, hurricanes). Last week featured forensics; children enjoyed fingerprinting activity. 7th Annual Library Show held successfully. New Feature: Jimbo's Titanic LEGO display. Appreciation extended to volunteers who helped set up and donated wine and food. Friends of the Mary Briggs Library was established through fundraising efforts.

b. Donation Presentation, Chris & Mike Cliffhouse Condos

Presented a check for \$500.00 as a donation to Hobbs for Dive Team extended thankfulness of service to the Mayor, City Council, and staff for their support.

7. Consent Agenda

All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember request that an item be removed for separate discussion. Any item removed from the Consent Session Agenda will be considered immediately following the motion to approve the Consent Session Agenda.

8. Minutes

a. MN-25-027 Consider Minutes of Regular Session City Council Meeting on November 12, 2025

b. MN-25-028 Consider Minutes of Special Session City Council Meeting on November 18, 2025

Allyn to make a motion to approve both sets of minutes from November 12, 2025 and November 18, 2025, Seconded by Stryker.

Voting Yea: Leonhardt, Bishop, Pallin

Motion passed by unanimous vote (5:0)

9. Ordinances

a. OR 25-021

Leonhardt moved to approve as stated, Seconded by Stryker.

Voting Yea: Pallin, Bishop

Voting Nay: Allyn

Motion passed by (4:1) vote

b. OR 25-022

Stryker moved to approve, Seconded by Leonhardt.

Voting Yea: Pallin, Bishop
Voting Nay: Allyn

Motion passed by (4:1) vote

10. Resolutions

a. **RS 25-037** Discuss and consider a memorandum/resolution appointing members Andrew Roberts and Maria Martinez to the Planning and Zoning Commission

Motion made to approve memorandum/resolution appointing members to the Planning and Zoning Commission

Motion made by Stryker, Seconded by Pallin.

Voting Yea: Allyn, Leonhardt, and Bishop

Motion passed by unanimous vote (5:0)

b. **RS 25-041** Discuss and consider a memorandum/resolution to authorize the City Manager to enter into a contract for the purchase of a Caterpillar 60 KW Diesel Generator for the Public Safety Center

Stryker to make a motion to authorize City Manager to enter into contract approve with follow memo with fuel tank size, lead time, and specs, Seconded by Pallin

Voting Yea: Allyn, Leonhardt, and Bishop.

Motion passed by unanimous vote (5:0)

c. **RS 25-042** Discuss and consider a memorandum/resolution to approve 16 Archer septic system and issue a variance due to lot size not in compliance with MPR Ordinance of $\frac{1}{2}$ acre

Motion made to approve memorandum/resolution for variance for 16 Archer septic system

Motion made by Stryker, Seconded by Leonhardt.

Voting Yea: Allyn, Bishop, and Pallin

Motion passed by unanimous vote (5:0)

d. **RS 25-043** Discuss and consider a memorandum/resolution to approve 95 Buena Vista septic system and issue a variance due to lot size not in compliance with MPR Ordinance of $\frac{1}{2}$ acre

Motion made to approve memorandum/resolution for variance for 95 Buena Vista septic system

Motion made by Stryker, Seconded by Pallin

Voting Yea: Allyn, Leonhardt, and Bishop

Motion passed by unanimous vote (5:0)

e. **RS 25-044** Discuss and consider a memorandum/resolution to approve 3 West Aztec accessory building variance

Stryker to make a motion to accept variance addition to resolution to 1500 SQFT., Bishop seconded.

Voting Yea: Allyn, Leonhardt, and Pallin

(5-0) Motion passed by unanimous vote

f. **RS 25-045** Discuss and consider a memorandum/resolution to replat, trailer use, and new build at 18 Mustang

Allyn to make a motion to accept variation to include allowing the trailer for 18 months, Seconded by Pallin.

Voting Yea: Leonhardt, Stryker, and Bishop

(5-0) Motion passed by unanimous vote

g. **RS 25-046** Discuss and consider a memorandum/resolution to accept a Library Board member resignation and declare a vacancy

Pallin to make a motion to approve, Seconded by Stryker.

Voting Yea: Allyn, Leonhardt, and Bishop

(5-0) Motion passed by unanimous vote

h. **RS 25-047** Discuss and consider a memorandum/resolution to approve changes to authorized representatives on behalf of the City for Horizon Bank

Bishop to make a motion to approve changes as stated, Seconded by Leonhardt.

Voting Yea: Allyn, Stryker, and Pallin

(5-0) Motion passed by unanimous vote

i. **RS 25-048** Discuss and consider a memorandum/resolution to adopt an Investment Policy in accordance with Texas Government Code Chapters 2256 (the "Public Funds Investment Act") and 2257 (the "Public Funds Collateral Act")

Stryker to make a motion to approve with the recommended requirement of change of hours from 10 hours to 8 hours follow memo, Seconded by Leonhardt

Voting Yea: (4-0) Leonhardt, Stryker, Bishop and Pallin

Voting Nay: (0-1) Allyn

(4-1) Motion passed

11. Finance Director Updates – (Mary Tolman)

The Finance Director/ACM, Mary Tolman, provided an update Provided updates on Finance, Audit, and FEMA matters. Noted that TML Insurance adjustor will meet next week regarding Marina repairs. Discussed reconciliation process with FEMA. Updates provided on Utility Billing and Cash Receipting processes. Internal evaluation of the City of MPR website was discussed.

12. City Manager Updates – (Dennis Baldwin)

The City Manager, Dennis Baldwin, reported inspections at Kleypas Park and other locations; all went well. Required environmental site review with TCEQ and KPA Engineers for water permits. Mentioned Smith Park is included in project 642; raised concerns about the bridge. Recommended there be a petition in writing for voluntary annexation.

10.02.067 – Short Term Ordinances
10.02.068 – Amended Plats

13. Executive Session

The City Council adjourned into Executive Session at 7:44 PM to discuss the following:

- a. Personnel matters, pursuant to Section 551.074 of the Texas Government Code
- a. A discussion of real Property Section 551.072 of the Texas Government Code –Voluntary Annexation

City Council Reconvenes at 9:02 PM.

14. Discussion and possible actions resulting from Executive Session

No final action was taken.

15. Adjournment

The meeting adjourned by Mayor James Snyder at 10:45 PM

I certify that a copy of the 12-09-2025 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 12-03-2025 at 4:00 PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. 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. For further information please contact the City Secretary's office at 254-780-1334 ext. 104 .

James Snyder, Mayor
City of Morgan's Point Resort, Texas 76513

Kelli Merolillo, City Secretary
City of Morgan's Point Resort, Texas 76513

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: Final review of Chapter 3 with noted edits.

Agenda Item Summary:

There are several changes made to Chapter 3 of the MPR ordinances which modified the Muni-code to be more in line with MPR requirements. The document was initially edited by Mike Reeves and presented to P&Z and City Council.

This has been brought to City Council at least 3 times and at the last meeting City Council discussed and decided to bring it back once more to review all adjustments, gain clarification of those adjustments and develop a final version of the edits for consideration and approval. The meeting was to be at the December 9, 2025 meeting; however, there were several P&Z recommendations that had to be acted on by City Council and Chapter 3 was not discussed. It is back for final review and potential approval.

Public Notification and Input: None

Recommendation(s): Review and clarification of final edits to Chapter 3 so modifications can be made to MPR's Muni Code.

Voting Yes: 5

Voting No: 0

Agenda Item Action: After adjustments and clarifications and City Council approval the various sections of Chapter 3 of the Muni-Code will need to be updated to reflect the changes.

Hi Mike, (This is Dorothy Allyn's October 2025 note to Mike Reeves)

I'm reviewing the revisions to our building ordinances for our Council meeting and I'm getting super confused.

I went into the website ordinances so I could see the context in which your revisions are being made.

This is what I found under one of the sections you are revising 3.02.351. I am uncertain how our residents can comply with this code as the Code is not outlined here, just the edits to the Code.

Seems to me we need to have the actual codes already revised in our Ordinances if we want residents to comply

What am I missing?

Dorothy

Dorothy, I have put comments after meeting with Mike Reeves in ALL CAPS just so you will see where your concerns start and the developed responses begin.

THE SECTION (E) PAGE 89.R403.1.6.,IS BEING DELETED FROM WHAT IS CURRENTLY IN THE MPR MUNI CODE, DUE TO THE SECTION IN THE IRBC BEING SUFFICIENT. THE IRBC SECTION 403 CODE HAS BEEN USED IN MPR WITHOUT MODIFICATION AND HAS BEEN SUCCESSFUL.

IF WE PUT THE ENTIRE SECTION 403 INTO OUR MUNI-CODE IT WOULD ADD SIGNIFICANT PAGES TO THE MPR MUNI-CODE ORDINANCE.

THE OTHER CHAPTER 3 SECTION 3.02.351 MODIFICATIONS OF THE IRBC CODE ARE R105, R106,R109,R313,R602,AND R603. IF THESE ENTIRE SECTIONS WERE ALSO ADDED TO THE MPR MUNI-CODE, EVEN MORE PAGES WOULD EXPAND OUR MUNI-CODE.

SO, MPR HAS ADOPTED THE IRBC WITH THE NOTED EXCEPTIONS AFTER DELETING THE REVISION TO 403..

Great job on highlighting changes and the explanation. this makes reading the proposed changes so much easier.

This is 3rd reading of the original building adjustments with no suggested changes made. Maybe everyone wanted to start over.

These are my suggestions :

Since the City manager is now crossed out and deleted on the documents as the building official, I think the document should say the building official works under the guidance and direction of the city manager. I don't believe the city manager should be taken out of this process. I dont believe it is a given that the city manager is over the building official. This could be added to the first paragraph, first sentence.

Page 4 sec 3.02.006

Why not just make it one year from issuance of permit (houses take longer than 180 days normally to complete) State says the average to build a home in Texas is 8-10 months. It is twice the paper work to do an extension and more work for the staff. If you want to do as suggested by BO ,bring his note of one time extension without fee into the ordinance so there is no question .

Page 6 section 3.02.007

Why is security fencing crossed out when a fence is required by law? It is mentioned on page 8 but should be both places. Also isn't final for electric required?

Page 12 sec 3.03.061 now that we have added the position of Director of Emergency Services should this be added to designates?

Page 12 sec. 3.03.063

If the State law requires certified mail shouldnt that be included in this section after posting on the property?

Page 13 sec 3.03.103

a. should it say certified mail not just US mail?

Page 13 sec. 3.03.106

I understand keeping information about the Housing Board of Adjustments through the document as the city Council is the Housing Board of Adjustments presently. However, this process show it going to the Housing Board of Adjustments and they can appeal it to the City Council. They are the same group and would be very misleading to someone going through this process. Since we don't know how many years before we establish a separate Board of Adjustments ,I suggest we just say the City Council for appeal and then later add they can appeal the decision of the Housing Board of Adjustments and appeal to the City Council when we have a seperate board.

*Should it be noted that the City Council may act as the Housing Board of Adjustments?

Thank you

Recommended Ordinance Updates for Construction, Housing and Zoning



**RECOMMENDED
ORDINANCE UPDATES FOR
CONSTRUCTION, HOUSING
AND ZONING**

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CHAPTER 3 BUILDING REGULATIONS

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- **Sec. 3.02.006. - Permit procedures; stop work orders**
- **Sec. 3.02.007. - Permit fees**
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ARTICLE 3.02. - TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

Sec. 3.02.002. - Building Official

Recommended Ordinance Updates for Construction, Housing and Zoning

~~The City Building Official will be the City Manager. The City Building Official works under the guidance and direction of the City Manager and shall perform all the duties necessary for the processing of permit applications. The City Building Official has the duty to receive, review, approve, modify or reject all applications for the issuance by the City of building permits. No building permit shall be issued without the written approval of the Building Official. The Building Official shall have the authority to grant variances on setback lines and side and rear lot lines. The City Building Official may also perform the duties of City Building Inspector~~

BO: Remove requirement for the City Manager to be the Building Official. The Building Official should not have the authority to allow variances of setback lines. This should be reviewed by P and Z.

DH suggestions from 1/13/2026 Join Meeting.

Sec. 3.02.003. - Building Inspector

The City Building Inspector shall inspect all phases of construction as outlined in the building, electrical, plumbing and mechanical ~~and energy~~ codes to ensure compliance with the applicable rules and regulations as set forth by this Article.

BO: Add "and energy" to the 1" sentence. The State of Texas requires that we enforce energy codes as well as the others stated.

Sec. 3.02.004. - Permit required

It shall be unlawful for any person to start construction on a new building, remodel or alter an existing building, place a storage building upon a home site, install a mobile home, install a septic or sewer system, install a swimming pool, install a fence, perform any electrical, plumbing or mechanical work on any structure, or demolish any structure, without first obtaining a permit for such work. ~~Refer to 2015 IRC 105.2 to reference what does not require a permit.~~

BO: We have the 2015 IRC adopted and R105.2 shows what does not require permits. We need to refer to the IRC language

Sec. 3.02.005. - Plans, specifications and surveyed plot plan required

The City Building Official shall require that his office be provided with the following:

(1) Plans and specifications to include the front, side and rear elevations, ~~foundation plan~~ and a detailed floor plan of the proposed structure.

(2) A plot plan of the subdivision with the subject lot identified on the plot.

Recommended Ordinance Updates for Construction, Housing and Zoning

(3) A survey showing the location of the proposed structure upon the lot in reference to all property boundaries, **setback and/or easements**.

(4) A survey reflecting the approximate location of the septic system in relation to the proposed structure and the property lines.

BO: Add "foundation plan" to (1) as all new home construction must have a State of Tx stamped plan. Also add "setback and/or easements" to (3). We need all the information on the survey we can get so we can make an informed decision.

Sec. 3.02.006. - Permit procedures; stop work orders

(c) *Approval of plans and specifications.* All plans and specifications must be approved by the City Building Official prior to the issuance of any permit required by this Article. ~~In addition, the County Fire Marshal must review and approve all commercial construction permits in the interest of fire safety and seating capacity.~~

BO: Remove the last sentence requiring County Fire Marshal to review commercial plans. The Building Official should have the knowledge of fire safety and load requirements as shown in the 2015 IBC

(f) *Expiration of permit.* All permits shall expire and be considered no longer valid one year 180 days after issuance, ~~unless construction work there under has actually started before the expiration of such period of time. In addition, construction must be completed within one year from the date of issuance of the building permit.~~ The Building Official is authorized to waive these provisions if, in his opinion, the situation warrants such waiver without fee.

BO: This needs to be 180 days flat because it will be nearly impossible to determine when all projects in the city have started. The contractor/owner can ask for a one-time extension of 180 days without fee. The second and subsequent requests for extension will require fee and inspection.

DH suggested adjustment

Sec. 3.02.007. - Permit fees

(1) New residential construction.

a. Includes single- and multiple-family residences.

b. Square footage includes all under-roof construction. Multi-story structures shall be calculated as above for each occupied floor and the sum of all floor area shall be construed as the aggregate area.

c. Fees to be paid by individual contractors upon application for a permit are as follows:

Recommended Ordinance Updates for Construction, Housing and Zoning

1. Building: \$0.06 per square foot (\$25.00 minimum).
2. Foundation: \$64.00 (each inspection).
3. Framing: \$40.00 (one phase inspection).
4. Insulation: \$40.00 (one phase inspection).
- 5. Wallboard: \$40.00 (one phase inspection).**
- 6. Electrical: \$160.00 (four phase inspection).**

BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IRC.

(2) New commercial construction.

- a. Building: \$0.08 per square foot (minimum \$48.00).
- b. Foundation: \$64.00 (each inspection).
- c. Framing: \$40.00 (one phase inspection).
- d. Electrical: \$160.00 (four phase inspection).
- e. Plumbing: \$120.00 (three phase inspection).
- f. Mechanical: \$80.00 (two phase inspection).
- g. Wallboard: \$40.00 (one phase inspection).**
- h. Sprinkler system: \$64.00 (one phase inspection).**

BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IBC

(6) Residential/commercial remodel, renovation and alteration.

- a. Residential.
1. Building: \$0.06 per square foot (\$50.00 minimum).
2. Foundation: \$64.00 (each inspection).
3. Framing: \$40.00 (each phase inspection).
4. Electrical: \$40.00 (each phase inspection).
5. Plumbing: \$40.00 (each phase inspection).
6. Mechanical: \$40.00 (each phase inspection).
- 7. Wallboard: \$40.00 (one phase inspection).**

Recommended Ordinance Updates for Construction, Housing and Zoning

8. Certificate of occupancy: \$40.00 (one phase inspection).

BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IRC/IBC

(7) Swimming pools.

a. Flat rate fee for each swimming pool: \$80.00-\$160.00

b. Includes a layout inspection, a rough-in inspection of the steel bonding, high/low voltage electrical, deck bonding and plumbing and then a final inspection of the security fencing, electrical system and security fencing, pool barriers and the required window and door alarms that comply with ASTM f2090.

BO: Change rate of swimming pools due to fact there must be so many inspections for a pool. The current price does not cover the required inspections. We should always conduct a layout inspection to verify the pool is in the correct location. Then when the shell is done, we check shell bonding with stingers and low voltage conduit along with verifying a water bond in the skimmer or at the equipment. We will also verify a halo bond is installed with deck bonding and any other metal parts within 5' of waters edge. Then the final requires fencing and alarms and verifying all pool equipment is bonded.

DH Suggestion of final inspection of security fencing

Sec. 3.02.008. - Certificate of occupancy; required inspections

(b) Required inspections.

(1) Building:

a. Survey plan setback lines.

b. Foundation and steel.

c. Framing.

d. Insulation.

e. Wallboard

f. Masonry/fireplace.

g. Driveways and flatwork.

h. Final and certificate of occupancy.

(2) Electrical:

a. TBM (temporary building meter/pole).

b. Rough-in.

Recommended Ordinance Updates for Construction, Housing and Zoning

c. Conditional final.

d. Final.

e. Electrical service

(3) Plumbing/gas:

a. Rough-in

b. Top out (stack)

c. Final.

(4) Mechanical:

a. Mechanical rough-in.

b. Mechanical final.

(5) Energy final

(6) Miscellaneous inspections:

a. Accessory building.

b. Garage/carport additions (attached or detached).

c. Blasting.

d. Fence.

e. Swimming pools.

f. Other.

BO: Add "wallboard, electrical service and energy final inspections to the required inspections for new homes.

Sec. 3.02.012. - Sanitation facilities on construction sites

Temporary sanitation facilities shall be required on all construction sites **and shall not be placed on the public street.**

BO: I have recently had issues with contractors placing port a johns on the street which is a risk for storm water drainage. They should all be on a controlled lot.

Sec. 3.02.015. - Swimming pool fencing

Recommended Ordinance Updates for Construction, Housing and Zoning

(a) All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than 14 inches, whether constructed above or below the ground, shall be enclosed by a fence installed in accordance with **Chapter 3 Sec.305 Barrier Requirements of the 2018 International Swimming Pool and Spa Code ISPSC per State of Texas. Appendix B, Section B105, of the International One and Two Family Dwelling Code, 2000 edition.** At no time shall the fence be in conflict with or violation of existing ordinances setting out clearances around fire hydrants or clearances from street corners or ordinances touching upon sight clearances.

BO: Replace verbiage with " Ch. 3 Sec. 305 Barrier Requirements of the 2018 International Swimming Pool and Spa Code ISPSC per State of Texas"

Aug 12, 2019 -- Texas passed HB 2858 to improve safety of pools and spas throughout the state.

Sec. 3.02.051. - Residential construction

All design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the City and providing for the issuance of permits and the collection of fees therefor; and each of all the regulations, provisions, conditions and terms of the International Residential **Code For One- and Two-Family Dwellings Code, 2015 edition**, International Energy Conservation Code, 2015, published by the International Code Council, on file in the office of the City, are hereby referred to, adopted and made part hereof as if fully set out in this Article, with amendments thereto.

BO: Add "Code For" and remove "Code" at the end of the code title to be correct in our terminology.

Sec. 3.02.052. - Commercial construction

All design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, or addition to commercial property in the City and providing for the issuance of permits and the collection of fees therefor; and each of all the regulations, provisions, conditions and terms of the International Building Code, 2015 edition, **International Energy Conservation Code, 2015 edition** published by the International Code Council, **and the ADA and 2012 TAS standards**, on file in the office of the City, are hereby referred to, adopted and made part hereof as if fully set out in this Article.

BO: Add "International Energy Conservation Code, 2015 edition" to be in compliance with State

Also ADA Compliance Regulations as approved by P&Z and City Council.

Recommended Ordinance Updates for Construction, Housing and Zoning

Sec. 3.02.101. - Residential construction

Standards. All plumbing work performed within the City limits must be in compliance with the International One- and Two-Family Dwelling Code, 2015 edition. **International Residential Code For One and Two-Family Dwellings, 2015 edition**

BO: Make the above correction to have accurate title of publication

Sec. 3.02.151. - Electrical code; permits

(a) *Standards.* All electrical work performed within the City limits must be in compliance with the National Electrical Code, 2014 edition **2023 edition per TDLR.** The Building Inspector may authorize minor deviations from the code as long as the work is considered safe and durable and within the intent of the code.

(b) *Application for permit; bond.* All applications for electrical permits must be personally made by a licensed electrical contractor or licensed electrician **The City will accept electrical licenses that are current from any other City provided the appropriate surety bond has been posted with the Building Official.**

BO: Remove "2014 edition" and replace with " 2023 edition per TDLR". The State of Texas minimum requirement for electrical is the 2023 NEC.

The licenses for Electricians are state issued by TDLR. Remove language for city licensing. Makes it confusing.

Sec. 3.02.201. - Residential construction

(a) *Standards.* All mechanical work done within the City limits must be in compliance with the International Residential **Code For** One- and Two-Family Dwellings **Code**, 2015 edition. The Building Inspector may authorize minor deviations from the code as long as the work is safe, durable and within the intent of the code.

BO: Make above change to reference correct document title.

Sec. 3.02.251. - Residential construction

(a) *Standards.* All gas work performed within the City limits must be in compliance with the International Residential **Code For** One- and Two-Family Dwelling **Code**, 2015 edition. The Building Inspector may authorize minor deviations from the code as long as the work is considered safe, durable and within the intent of the code.

BO: Make above change to reference correct document title.

Sec. 3.02.303. - On-site sewage facilities

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(a) *Generally.* Where the sanitary sewer is not available, septic systems ~~may~~ shall be installed as provided herein according to the plans and specifications as outlined below.

BO: Remove "may" and add "shall". There is no other option other than city sewer and OSSF

Sec. 3.02.351. - One- and two-family dwelling code

The City adopts the International Residential ~~Code For~~ One- and Two-Family Residential Building Code ~~Dwellings~~ with the following changes:

BO: Make above change to reference correct document title

(E) ~~Page 89, R403.1.6, Foundation anchorage:~~

~~Delete: Shall extend a minimum of 7 inches into masonry or concrete.~~

~~Insert: 1/2" x 8" anchors shall extend a minimum of 6 inches into masonry or concrete and be placed within 12 inches of every exterior corner and plate end, and not more than 6 feet on-center on all exterior plates.~~

BO: Why. Delete deletion. This is less restrictive and there is an inch less of uplift protection.

ARTICLE 3.03. - HOUSING CODE

Sec. 3.03.003. - Scope; designation of Building Official

(c) ~~The City Manager is referred to in this Code as the "Building Official."~~ The City Manager ~~Building Official~~ may delegate his responsibility to the City Building Inspector or other City employee as he deems appropriate.

BO: Remove 1st sentence and the position City Manager in the second sentence and replace with Building Official

Sec. 3.03.004.- Penalty

Whenever in this Code or in any ordinance of the City an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this Code or any such ordinance shall be punishable by a fine not to exceed \$1,000.00 in all

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cases arising under the ordinances of the City that govern fire safety, zoning and public health and sanitation, other than vegetation and litter violations, ~~and not to exceed \$200.00 in all other cases~~; provided that no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the State. Each day or fractional part thereof any violation of this Code or of any ordinance shall continue shall constitute a separate offense.

BO: Remove “and not to exceed \$200.00 in all other cases” to keep simple. Litter violations are one of the smallest violations of housing code but is shown under \$1000 fine.

Sec. 3.03.031. - Created; membership; hearings.

(a) There ~~may be is hereby~~ established in the City a board, ~~in lieu of City Council~~ acting in this ~~capacity~~, to be called the Housing Board of Adjustments and Appeals, hereinafter referred to within this Article as the Housing Board, which shall consist of five members. The members of the Housing Board shall be appointed by the City Council.

(b) Of the members first appointed, two shall be appointed for a term of one year, two for a term of two years, and one for a term of three years, and thereafter they shall be appointed for terms of four years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. ~~Consecutive~~~~Continued~~ absence of any member from ~~3 (three)~~ regular meetings of the Housing Board shall render any such member liable to immediate removal from office. Any member of the Housing Board may be removed at any time by a majority vote of the City Council for inefficiency, neglect of duty or malfeasance in office.

(c) Three members of the Housing Board shall constitute a quorum. In varying the application of any provision of this Article or in modifying an order of the Building Official, affirmative votes shall be required. No Housing Board member shall act in a case in which he has a personal interest.

(d) The ~~Building Official~~ ~~City Secretary~~ or designee shall act as Secretary to the Housing Board and shall make a record of all its proceedings.

(e) The Housing Board shall elect a ~~ChairPerson~~~~Chairman~~ from among its members.

(f) The Housing Board shall establish rules and regulations for its own procedure and for the conduct of hearings not inconsistent with the provisions of this Article. The Housing Board shall meet at regular intervals to be determined by the ~~ChairPerson~~~~Chairman~~, or, in any event, the Housing Board shall meet within ten days after a notice of appeal has been received.

Recommended Ordinance Updates for Construction, Housing and Zoning

BO: Do we need to create a Housing Board or can City Council act as Board? Per City Counsel, no need for board at this time.

Suggest removing "Building Official" from (d) and replace with City Secretary or designee. The Building Official will be too busy presenting a housing case to the Board to be able to record the minutes of the meeting as well.

Sec. 3.03.061. - Duties of Building Official

The Building Official, or his designate, is hereby charged with the duty of enforcing this housing code. For the purposes of the housing code, his designates designate may include the Fire Marshal Director of Emergency Services, Fire Chief, Police Chief or City Manager.

BO: I was told we do not have an active Fire Marshal for MPR. Suggest removing Fire Marshal and replacing with Fire Chief, Police Chief or City Manager so we have someone that can perform the BO duties in his/her absence.

DH Suggestion to include Director of Emergency Services

Sec. 3.03.063. - Notice of violation—Service on owner

(c) The notice shall state that, if such repair, reconstruction, alteration, removal or demolition is not voluntarily completed within the stated time as set forth in the notice, the Housing Building Official shall schedule the subject property for presentation to the Housing Board of Adjustments and Appeals for their review and decision. The owner and all others with legal interest in the property, as shown by deed records of the County, shall be notified of the date, time and place of the hearing of such case presentation. This notification shall be by certified mail.

BO: Remove term "Housing" Official and replace with "Building" Official. Its better having a SPOC instead of a Building Official, Housing Official, Health Official, Code Official, etc.

DH Suggestion required by certified mail

(3) By publication of such notice in a newspaper of general circulation not less than three times within a 15-day period. This form of notice shall only be used when notice as provided in subsections (1) and (2) above is unobtainable. By posting such notice on or at the property in question.

BO: Remove all language in number 3 and add "By posting such notice on or at the property in question". The state of Texas says by registered mail alone it is considered delivered. Removing would save the city money.

CHAPTER 214. MUNICIPAL REGULATION OF HOUSING AND OTHER STRUCTURES

(r) When a municipality mails a notice in accordance with this section to a property owner, lienholder, mortgagee, or registered agent and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.

Recommended Ordinance Updates for Construction, Housing and Zoning

Sec. 3.03.102. - Demolition of property

(a) In all instances where the decision of the Building Official requires demolition of property and where, although notice of such order is sent, neither appeal from such order nor compliance with the terms of such order is had, the Building Official shall, after the date set out for the initiation of compliance with the order has passed, file an appeal for such person for the purpose of having such decision reviewed by the Housing Board. The appeal shall be filed in the name of the owner of the property ordered demolished and the Building Official shall notify the owner of such action and the time, date and place of the hearing.

(b) When the Building Official appeals a case in which demolition is required, he shall cause to be printed in a newspaper of the County a list of such buildings, which shall have a heading describing the hearing, the purpose thereof, and the date thereof and shall list all buildings by street address, lot, block, and subdivision, and the owner's name as per tax records of the City.

BO: Remove entire section of 3.03.102. Sec 3.03.101 has the Notice of Appeal procedures that are available to the violators. This is a lot of unnecessary work and cost to city and no other local cities offer this.

Chapter 214 The Texas Housing Code does not specifically require a Building Official to file an appeal for a demolition order.

Sec. 3.03.103. - Conduct of hearing

(a) Upon receipt of the notice of appeal, the Building Official shall give written notice to the owner, occupant, mortgagee, and/or all other persons having an interest in the building to appear before the Housing Board on the date specified in the notice to show cause why the order contained in the notice of the Building Official should not be complied with. Such written notice may be served by any Police or Warrant Officer of the City or any other persons of good character or may be sent via Certified mail, the United States mail.

BO: If sending by mail is sufficient then it makes sense to reduce cost by removing requirement for someone to physically serve the notice.

DH suggestion by Certified Mail not US mail

Sec. 3.03.106. - Appeal to City Council

(a) The City Council shall review every case involving a decision of the Housing Board requiring demolition of property for the limited purpose of determining if there is substantial

Recommended Ordinance Updates for Construction, Housing and Zoning

evidence to support the findings and decision of the Housing Board. The aggrieved party shall file with the City Secretary a written notice of appeal to the City Council within ten days after rendition of the decision of the City Council. City Council may act as the Housing Board of Adjustments. Housing Board: If the aggrieved party shall fail or refuse to do so, then the Building Official shall file a notice of appeal for him.

BO: Why have Council review every Demo order. They should review appeals received from the violators. They should have confidence in the expert witness of the Building Official and prior proceedings with the Housing Board.

Also, they have the opportunity to file an appeal themselves. The state does not require the Building Official to file the appeal for them as shown above

DH Suggestion to removing Housing Board and adding that City Council may as the Housing Board of Adjustments

Sec. 3.03.152. - Space and egress requirements

(b) Every dwelling shall contain at least 150 square feet of floor space plus 100 square feet of floor space for each occupant, the floor space to be calculated on the basis of total habitable room area

BO: Remove all language in Sec 3.03.152 (b). This contradicts the requirements of Zoning Appendix B Table 10.1 Area Regulations. Minimum of any dwelling is 800 square feet

(c) Floor area shall be calculated on the basis of habitable room area. However, the closet area and hall area within the dwelling, where provided, may count for not more than ten percent of the required habitable floor area

BO: Remove second sentence regarding closet and hall allowed as habitable space. Contradicts adopted 2015 IRC Ch. 2 Definitions, "Habitable Space". A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: Discuss Chapter 6 adjustments by Building Official

Agenda Item Summary: Chapter 6 is being adjusted due to the fact that MPR does not have a Health Officer. The adjustments are being made to establish duties that the Building Official can perform under this Chapter. MPR does not have an active Board of Health.

Public Notification and Input: None

Recommendation(s): Discuss and consider edits plus add any additional adjustments that might be necessary.

Voting Yes:

Voting No:

Agenda Item Action: Discuss and Consider edits and adjustments for final ordinance adoption.

Recommended Ordinance Updates for Construction, Housing and Zoning

CHAPTER 6 HEALTH AND SANITATION

ARTICLE 6.02. - HEALTH OFFICER-BUILDING OFFICIAL

BO: Remove "Health Officer" and replace with "Building Official" for consistency.

Sec. 6.02.001. - Office created; appointment; term Employment of Building Official

There is hereby created the office of Health Officer, an executive office of the City. He shall be appointed by the City Council for a term of two years or until his successor is appointed. The initial term shall begin upon passage of this Article and shall terminate June 1, 1985. Thereafter the term shall expire on June 1 in each odd-numbered year. The position of Building Official will be at-will employment with the city of MPR

BO: Remove requirement for the Building Official to be appointed. The BO will be hired for employment by the City of MPR.

Sec. 6.02.002. – Duties

It shall be the duty of the Health Officer Building Official to enforce all ordinances containing provisions for the protection of public health, and to make inspections of foodstuffs and of the premises used for storing or selling of provisions as may be provided by ordinance, and he shall perform such other duties and functions as may be required by statute or ordinance

BO: Replace Health Officer with Building Official for consistency.

Sec. 6.02.003. – Enforcement of rules and orders of Board of Health

The Health Officer shall enforce all the rules and orders of the Board of Health and shall attend the meetings of said board when requested to do so by the presiding officer.

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BO: MPR does not have an active Board of Health. Sec 6.02.002 describes duties of Building Official regarding enforcing adopted statutes or ordinances.

Sec. 6.02.004. - Reports and recommendations

The Health Officer Building Official shall make such reports to the City Council as may be required. He shall also make recommendations for rulings, orders or ordinances respecting the public health whenever he is requested to do so, or whenever he deems it necessary or advisable.

BO: Replace Health Officer with Building Official for consistency.

Sec. 6.04.002. – Enforcement

(a) The Chief of Police Building Official is hereby designated and charged with enforcing the procedures for abating nuisances under this Article and shall hereinafter be referred to as the "Health Official" Building Official. The Health Official Building Official shall conduct administrative hearings as provided by this Article.

(b) The Police Department and its members are hereby authorized under the direction of the Health Official to administer the procedures under this Article, except that any authorized person may abate the nuisance.

(c) The Health Official Building Official, police officers, or an authorized designee of the Health Official Building Official may enter onto or into any private property for the purposes of enforcing this Article in both discovery and abatement if probable cause exists for such belief.

BO: Remove the requirement of Health Official to be the Chief of Police. Also replace all instances of the position Health Official with Building Official for consistency.

Sec. 6.04.006. - Notice to abate

(a) Whenever any public health nuisance exists on property or premises within the City limits in violation of Section 6.04.004 of this Article, the Health Official Building Official shall provide seven 7 to 30 days depending on extent of violation, violators resources, etc. written notice to abate the public health nuisance to the owner or occupant of the property or premises.

Recommended Ordinance Updates for Construction, Housing and Zoning

(b) The notice to abate shall be sent by certified mail, return receipt requested, to the owner or occupant of any property or premises within the City limits on which the public health nuisance exists and a posting of such notice will be placed on or at the property in question.

BO: Add a timeframe to abate a property instead of just setting a time limit across the board. Abatement is not limited to a small task. One property may need the front yard abated, but another property needs to abate 5 acres. You cannot abate 5 acres in 7 days reasonably.

Add posting an abatement notice at the property as I post all notices on the properties in question. It alleviates the question of reasonable service to the owner

Sec. 6.04.007. – Citations

The Health Official Building Official or his designees are authorized to issue a citation to any person who violates the provisions of Section 6.04.004 of this Article

BO: Replace Health Official with Building Official for consistency.

Sec. 6.04.010. - Abatement of dangerous weeds without notice

(4) An explanation that the property owner has a right to request an administrative hearing by filing a written request with the Health Official Building Official not later than the 30th day after the date of the abatement of the weeds

BO: Replace Health Official with Building Official for consistency.

Sec. 6.04.011. - Administrative hearing on abatement of weeds:

(a) The Health Official shall conduct an administrative hearing on the abatement of the weeds under this Article if, not later than the 30th day after the date of the abatement of the weeds, the property owner files with the Health Official a written request for a hearing.

(b) The hearing before the Health Official shall be conducted not later than the 20th day after the date a request for a hearing is filed.

(c) The property owner may testify or present any witnesses or written information relating to the City's abatement of the weeds.

(d) The City may assess expenses and create liens under this Section as it assesses expenses and creates liens under this Article

Recommended Ordinance Updates for Construction, Housing and Zoning

BO: Remove all language of Sec. 6.04.011. We have not created this process. We will utilize the Municipal Court that is provided rather than creating more work for everyone that is just not needed.

Sec. 6.04.012. - Assessment of City's expenses; lien

(b) To obtain a lien against the property, the Health Official Building Official or City Secretary shall file a statement of expenses with the County Clerk.

BO: Remove "Health Official" and replace it with "Building Official or City Secretary".

Sec. 6.04.013. - Criminal penalty

(a) Procedures for abatement and removal of a public health nuisance by the Health Official Building Official under this Article are independent and cumulative of criminal penalties provided herein.

BO: Replace Health Official with Building Official for consistency.

Sec. 6.05.001. – Definitions

Exterior storage means storage of goods or items such as household goods, tools, building materials or other items intended to be stored indoors.

BO: Add the definition exterior storage because a lot of time people are storing items outside that may not necessarily be litter, rubbish, refuse, etc. This allows Code Enforcement to address this common issue.

Handbill, commercial means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, paper, or booklet, or any other printed or otherwise reproduced original or copies of any matter of literature:

- (1) Which advertises for sale any merchandise, product, commodity, or thing;
- (2) Which directs attention to any business or mercantile or commercial establishment, or other activity, for the purpose of either directly or indirectly promoting the interest thereof by sales;
- (3) Which directs attention to or advertises any meeting, theatrical performance, exhibition, or event of any kind for which an admission fee is charged for the purpose of private gain or profit; but the terms of this clause shall not apply where an admission fee is charged or a collection is taken up for the purpose of defraying the expenses incident to such meeting, theatrical performance, exhibition, or event of any kind when either of the same is held;

Recommended Ordinance Updates for Construction, Housing and Zoning

given or takes place in connection with the dissemination of information which is not restricted under the ordinary rules of decency, good morals, public peace, safety and good order; provided that nothing contained in this clause shall be deemed to authorize the holding, giving or taking place of any meeting, theatrical performance, exhibition, or event of any kind without a license where such license is or may be required by any law of this State or ordinance of this City; or

(4) Which, while containing reading matter other than advertising matter, is predominantly and essentially an advertisement, and is distributed or circulated for advertising purposes, or for the private benefit and gain of any person so engaged as advertiser or distributor.

~~Handbill, noncommercial~~ means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, newspaper, magazine, paper, or booklet, or any other printed or otherwise reproduced original or copies of any matter of literature not included in the definition of a commercial handbill or newspaper.

BO: Remove verbiage referring to Handbills. This is not a common practice anymore.

Sec. 6.05.008. - Throwing from vehicle

No person, while a driver or passenger in a vehicle, shall throw or deposit litter upon any street or other public place within the City or upon private property.

BO: Remove Sec 6.05.008. This is not a housing violation, but rather a moving violation

Sec. 6.05.009. - Litter blown from or deposited by vehicle

No person shall drive or move any truck or other vehicle within the City unless such vehicle is so constructed or loaded as to prevent any load, contents or litter from being blown or deposited upon any street, alley or other public place.

BO: Remove Sec 6.05.009. This is not a housing violation, but rather a moving violation

Sec. 6.05.012. - Distribution of handbills

(a) ~~Depositing in public place.~~ No person shall throw or deposit any commercial or noncommercial handbill in or upon any sidewalk, street or other public place within the City.

(b) ~~Placing under windshield wiper of vehicles.~~ No person shall throw or deposit any commercial or noncommercial handbill under the windshield wiper of any vehicle.

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(c) ~~Depositing on uninhabited or vacant premises.~~ No person shall throw or deposit any commercial or noncommercial handbill in or upon any private premises which are temporarily or continuously uninhabited or vacant.

(d) ~~Distributing or depositing at posted premises.~~ No person shall throw, deposit or distribute any commercial or noncommercial handbill upon any private premises, if requested by anyone thereon not to do so, or if there is placed on such premises in a conspicuous position near the entrance thereof a sign bearing the words: "No Trespassing," "No Peddlers or Agents," "No Advertisements," or any similar notice indicating in any manner that the occupants or owners of such premises do not desire to be molested or have their right of privacy disturbed, or to have any such handbills left upon such premises.

(e) ~~Depositing at inhabited private premises.~~

(1) ~~Generally.~~ In case of inhabited private premises which are not posted, any person, unless requested by anyone upon such premises not to do so, may place or deposit any such handbill in or upon such inhabited private premises, if such handbill is so placed or deposited as to secure or prevent such handbill from being blown or drifted about such premises or sidewalks, streets, or other public places, and except that mailboxes may not be so used when so prohibited by Federal postal law or regulations.

(2) ~~Exemption for mail and newspapers.~~ The provisions of this Section shall not apply to the distribution of mail by the United States, nor to newspapers, except that newspapers shall be placed on private property in such a manner as to prevent their being carried or deposited by the elements upon any street, sidewalk or other public place, or upon private property.

BO: Remove verbiage referring to Handbills. This is not a common practice anymore

Reference in Chapter 6 EDITS

Sec. 6.04.004. - Prohibited conditions.

- (a) Whatever is dangerous to human health or welfare, or whatever renders the ground, the water, the air, or food a hazard to human health, is hereby declared to be a public health nuisance.
- (b) A person may not cause, permit, or allow a public health nuisance described under subsection (c) of this Section on any property or premises within the City limits.
- (c) The following specific acts, conditions, and things are declared to constitute public health nuisances [and] are unlawful:
 - (1) The deposit or accumulation of any filth, carrion, foul, decaying, or putrescent substance or other impure, unwholesome or offensive matter in or upon any building, establishment, ground, property, lot, or street, or in or upon any public or private place, in such a way as to become offensive or objectionable, the overflow of any foul liquids, or the escape of any gases, dusts, fumes, mists, and sprays to such an extent that the same, or any one of them, shall become or be likely to become hazardous to health or a source of discomfort to persons living or passing in the vicinity thereof;
 - (2) A polluted well, or cistern, spring, or stream, or the pollution of any body of water used for drinking purposes;
 - (3) Keeping any building or room in such a state of uncleanliness or the crowding of persons in any building or room in such a manner as to endanger the health of the persons dwelling therein;
 - (4) Allowing cellars, temporary tents or sheds, and/or mobile campers to be used as sleeping rooms;
 - (5) A building or portion of a building occupied as a dwelling which is not provided with a plentiful supply of pure water directly into the structure via municipal water services;
 - (6) A building or portion of a building occupied as a dwelling which is not lighted and ventilated by means of at least one window, opening to the outer air, in each room, except windowless rooms which have an approved mechanical ventilation system capable of a change of air every 30 minutes and artificial light provides illumination of six footcandles over the area of the room at a height of 30 inches;
 - (7) The accumulation of manure, unless it is in a properly constructed container or has been distributed over a yard for fertilization purposes;
 - (8) Permitting the existence of weeds, brush, rubbish, and all other objectionable, unsightly, or insanitary matter covering or partly covering the surface of any property, lots, or parcels of real estate situated within the City limits. A primitive lot with natural growth and vegetation does not constitute a violation of this Section unless it proves to be a health hazard based upon the decision of the official and deemed as such;

(9) Permitting property, lots, or parcels of real estate situated within the City limits to have the surface thereof filled or partly filled with holes or be in such condition that the same holds or is liable to hold stagnant water therein, or from any cause be in such condition as to be liable to cause disease or produce, harbor, or spread disease germs of any nature or tend to render the surrounding atmosphere unhealthy, unwholesome, offensive, or obnoxious;

(10) Permitting the accumulation or collection of any water, stagnant, linger [sic] otherwise, in which the mosquito breeds or which may become a breeding place for mosquitoes;

(11) Permitting the detectible presence of urine or the presence of feces, vomit, and other bodily fluids in or upon any property, including any walkway adjacent to any paved portion of a street abutting the property that may be accessible to the public in such a manner that the presence of any of the foregoing may be detected in the vicinity of the property.

(Ord. No. 14-24, § 14-24d, 12-9-99)

RESOLUTION NO. 26-003

A RESOLUTION CALLING AND ORDERING A GENERAL ELECTION TO BE HELD ON MAY 2, 2026, AND ESTABLISHING PROCEDURES THEREOF.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS:

Section 1. Election Date:

In accordance with the general laws of the State of Texas, an election shall be held in the City of Morgan's Point Resort on May 2, 2026, at which time there shall be three (3) people elected to the City Council to serve a two (2) year term.

Section 2. Polling Place; Early Voting Place:

(a) Voting on Election Day shall be at the Garrett and Mic Hill Event Center, 60 Morgan's Point Blvd, Morgan's Point Resort, Texas, and the entire City shall constitute one election precinct for said election.

(b) Early voting shall be conducted at Garrett and Mic Hill Event Center, 60 Morgan's Point Blvd, Morgan's Point Resort, Texas.

Section 3. Voting Hours:

(a) On Election Day the polls shall be open from 7:00 A.M. to 7:00 P.M.

(b) The hours designated for early voting by personal appearance shall be the hours that the City Hall office is regularly open for business on each day (7:00 a.m.-4:00 p.m.), except Saturdays, Sundays and official holidays, beginning Monday, April 20, 2026, and ending Tuesday, April 28, 2026.

Section 4. Election Officers Appointed:

The City Secretary is hereby appointed Early Voting Clerk and may appoint Deputy Clerks in accordance with the Election Code. Officers shall be appointed to serve on Election Day for said election.

The Presiding Judge shall appoint not less than two nor more than four qualified Clerks to serve and assist in holding said elections; provided that if the Presiding Judge herein appointed actually serves, the Alternate Presiding Judge shall be one of the Clerks.

The Presiding Judge shall be paid \$17.00 per hour per hour for serving in such capacities. Alternate Judge and Clerks shall be paid \$15.00 per hour for serving in such capacities.

Section 5. Official Ballots:

All ballots shall be prepared in accordance with the Texas Election Code. Voting Machine & paper ballots shall be used for early voting and for voting on Election Day. In accordance with Section 61.012 of the Texas Election Code, the City will provide, in every polling place, at least one voting station that is accessible to a voter with disabilities. The ExpressVote Ballot Marking Device will be provided for those voters. All expenditures necessary for the conduct of the election, purchase of materials, and the employment of all election officials are hereby authorized in accordance with the Texas Election Code. The City Council hereby adopts for use in early and Election Day voting the ES&S ExpressVote BMD Terminal and Model DS200 Digital Image Scanner as approved by the Secretary of State.

The official ballots for said election shall be prepared in accordance with the Election Code.

Section 6. Persons Qualified to Vote:

All resident qualified voters of the City shall be eligible to vote in said election.

Section 7. Notice of Election:

Notice of said election shall be given in accordance with the terms and provisions of the Election Code, and the City Secretary is hereby instructed to have said notice posted and published in accordance with state law.

Section 8. Open Meetings:

This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

Section 9. Severability:

In the event that one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this Resolution, which shall remain in full force and effect.

Section 10. Effective Date:

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of February 2026, by ____ (ayes) to ____ (nays) to
____ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

James Snyder, Mayor
City of Morgan's Point Resort

ATTEST:

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

ORDER OF GENERAL ELECTION FOR MUNICIPALITIES *ORDEN DE ELECCIÓN GENERAL PARA MUNICIPOS*

An election is hereby ordered to be held on May 2, 2026, for the purpose of voting on:
(*Por la presente se ordena celebrar una elección el 2 de mayo con el propósito de votar sobre.*)

List Offices/Propositions/Measures on the ballot (*Enúmerez los puestos/proposiciones/medidas oficiales en la boleta*)

Councilmember

Councilmember

Councilmember

Early voting by personal appearance will be conducted each weekday at:
(*La votación adelantada en persona se llevará a cabo de lunes a viernes en:*)

Garrett & Mic Hill Event Center
60 Morgan's Point Blvd
Morgan's Point Resort, TX 76513

between the hours of 7:00 a.m. and 4:00 p.m. beginning on April 20, 2026, through April 24, 2026, and
between the hours of 7:00 a.m. and 7:00 p.m. beginning on April 27, 2026, through April 28, 2026.

Applications for ballot by mail shall be mailed to:
(*Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:*)

Kelli Merolillo

Name of Early Voting Clerk

(*Nombre del Secretario/a de la Votación Adelantada*)

8 Morgan's Point Blvd

Address (*Dirección*)

Morgan's Point Resort, TX 76513

City (*Ciudad*) Zip Code (Código Postal)

254-780-1334 ext. 104

Telephone Number (*Número de teléfono*)

kelli.merolillo@mprtx.us

Email Address (*Dirección de Correo Electrónico*)

morganspointresorttx.com/942/Election-Information

Early Voting Clerk's Website (*Sitio web del Secretario/a de Votación Adelantada*)

Applications for Ballots by Mail must be received no later than the close of business on April 28, 2026
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el 28 de abril 2026.)

Federal Post Card Applications must be received no later than the close of business on April 28, 2026
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el 28 de abril 2026.)

Issued this 10th day of February 2026.
(Emitida este día 10 de febrero 2026.)

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson
(Firma del Concejal)

2026 ORDER OF GENERAL
ELECTIONS



The general election for members of the City Council is held annually on the first Saturday in May, as set as a Texas Uniform Election Date.



2026 Elections Cycle



General Elections 2026

General Elections:

October 19, 2026 – October 24, 2026
October 25, 2026 – October 30, 2026
Election Day: November 03, 2026

Primary Runoff Elections

Early Voting:
May 18, 2026 – May 22, 2026
Election Day: May 26, 2026

City/School Elections

April 20, 2026 – April 25, 2026
April 26, 2026 – April 28, 2026
Election Day: May 2, 2026

Primary Elections

Early Voting:
February 17, 2026 – February 21, 2026
February 22, 2026 – February 27, 2026
Election Day: March 3, 2026



General Elections 2025

Early Voting:
October 20, 2025 – October 25, 2025
October 26, 2025 – October 31, 2025
Election Day: November 04, 2025

Office of the Elections Administrator



IMPORTANT DATES

January 13, 2026 – First Day to apply for place on Election Ballot
(applications will not be available before this date)

February 10, 2026 – City Council Calls Election

February 13, 2026 – Last Day to apply for place on Election Ballot.

February 20, 2026 @ 9:00 AM Conduct Election Ballot position drawing:
Drawing will take place in foyer of City Hall (Candidates do not have to be
present – they will be notified of results by phone call or letter)

April 20, 2026 – First Day of Early Voting by Personal Appearance
(Morgan's Point Resort Event Center)

April 28, 2026 – Last Day of Early Voting by Personal Appearance

May 2, 2026 – Election Day (Morgan's Point Resort Event Center)



THANK YOU!



RESOLUTION 26-004

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, APPOINTING ELECTION OFFICERS FOR THE CITY GENERAL ELECTION.

WHEREAS, the City Council has ordered a General Election to be held in the City of Morgan's Point Resort, Texas on May 2, 2026; and

WHEREAS, it is hereby found and determined that it is necessary and appropriate to appoint officers to conduct said election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS:

Section 1. Findings:

The statements contained in the preamble of this Resolution are true, correct, and adopted as finding of fact and operative provisions hereof.

Section 2. Election Officers Appointed:

The following named persons are hereby appointed to serve as officers for said election:

- a) Early Voting Clerk: Kelli Merolillo. Deputy Clerks: Shahdhiah Valentin and Amanda Dominguez
- b) Officer to serve on Election Day: Presiding Judge, Sally Barron.
- c) The Presiding Judge shall appoint not less than two or more than four qualified Clerks to serve and assist in holding said election; provided that if the Presiding Judge herein appointed serves, the Alternate Presiding Judge shall be one of the Clerks.

Section 3. Open Meetings:

This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

Section 4. Severability:

In the event that one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Resolution shall be construed as if such invalid, illegal or unenforceable

provision has never been contained herein, but shall not affect the remaining provisions of this Resolution , which shall remain in full force and effect.

Section 5. Effective Date:

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of February 2026, by (ayes) to (nays) to (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

James Snyder, Mayor
City of Morgan's Point Resort, Texas

ATTEST:

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

RESOLUTION NO. 26-005

A RESOLUTION OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPOINTING A MEMBER TO THE MARY RUTH BRIGGS LIBRARY BOARD.

WHEREAS, due to the resignation of Library Board member, Misty Ballard from the Library Committee,

WHEREAS, the Library Committee has recommended the appointment of Kim Helka as Vice Chair to serve the 2-year term,

WHEREAS, Kim Helka has expressed a desire and willingness to serve as Vice Chair on the Library Board and is willing to accept the appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY TEXAS, THAT:

Section 1. That the matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2. Kim Helka is hereby appointed to serve as Vice Chair on the Library Committee, with term beginning on February 10, 2026, and term ending May 31, 2028.

PASSED AND APPROVED this the 10th day of February 2026, by ___ (ayes) to ___(nays) with no abstentions by a vote of the City Council of the City of Morgan's Point Resort, Texas.

James Snyder, Mayor
City of Morgan's Point Resort, Texas

ATTEST:

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

RESOLUTION NO. 26-006

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS, APPROVING THE VARIANCE FOR 20 QUAIL LOOP TO ALLOW SEPTIC SYSTEM DUE TO LOT SIZE NOT IN COMPLIANCE WITH MPR ORDINANCE OF 1/2 ACRE, PROVIDING FOR SEVERABILITY; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND EFFECTIVE DATE.

WHEREAS, the City of Morgan's Point Resort City, Texas desires to approve the variance submitted for property on 20 Quail Loop requesting septic system due to lot size not in compliance with MPR Ordinance of 1/2 acre,

WHEREAS, and application and supporting documentation has been submitted and approved by majority of Planning and Zoning committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY TEXAS, THAT:

SECTION 1. Action Approved: The request for a variance for the property located at 20 Quail Loop to allow for septic system due to lot size not in compliance with MPR Ordinance of 1/2 acre is approved by the City Council of Morgan's Resort City, Texas.

SECTION 2. Open Meetings: This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

SECTION 3. Severability: In the event that one or more of the provisions contained in this resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such as invalidity, illegality or unenforceability of this resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this resolution, which shall remain in full force and effect.

SECTION 4. Effective Date: This resolution is effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of February 2026, by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

James Snyder, Mayor
City of Morgan's Point Resort, Texas 76513

Kelli Merolillo, City Secretary
City of Morgan's Point Resort, Texas 76513

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 20 Quail Loop variance to ½ acre septic system requirements

Agenda Item Summary: A variance is being requested to allow an aerobic septic on a lot that is less than ½ acre. The lot owner has requested a septic system review by the Bell County Health District to determine if it will be approved. According to the Bell County Health District they will not approve an aerobic system design unless contiguous lots are combined into one consolidated lot. We checked with Bell County, and they are checking with Bell County Appraisal District to see if the lots have been combined. If they are combined, they will review and issue an approval, if it passes their guidelines. Once we get a copy of that approval it will be ready for City Council to review for a variance to our ordinance requiring a ½ lot size for an aerobic system.

Public Notification and Input: None

Recommendation(s): If the approval is received, it will be forwarded to City Council meeting on 2/10 for review and consideration.

Voting Yes:

Voting No:

Agenda Item Action: If Bell County Health District approval is received, City Council should review and consider action.

From: Sarah Little <slittle@bellcountyhealth.org>
Sent: Tuesday, February 3, 2026 9:04 AM
To: Mike Reeves <mike.reeves@mprtx.us>
Subject: 20 Quail Loop

CAUTION: 'This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!'

Good morning,

I emailed Lindsey with Bell CAD to get an updated list. She sent it and said the plat was filed with the county on 1/6/26. It is now a legal piece of property. Morgan's Point Resort City Section 15, Lot 1R, Block 4. A new affidavit is required with the new legal description. I will contact the owner and septic installer to get that. Once we receive the new affidavit the inspector can continue his review of the septic application. Once approved we will contact the installer and email MPR and the owner of the approval.

If you have any questions, please let me know.

Have a great day!

Sarah Little, RS

On-Site Wastewater Division

Bell County Public Health District

4236 Lowes Drive

Temple, TX 76502

254-532-9800 ext. 1107

20 Quail Loop

On Dec 3, 2025, at 2:39 PM, Dustin Kaiser <dustin@midpointsurveying.com> wrote:

Ok, then we need the City of Morgan's Point Resort signature on the plat in order to get it recorded.

Can Anjenette bring the plat to the City and get the required signature? After that, she can take it to the county to get recorded.

Dustin C. Kaiser, RPLS

Owner/Founder

From: Tracy Boger <tabbimprovements@gmail.com>
Sent: Wednesday, December 3, 2025 2:32 PM
To: Dustin Kaiser <dustin@midpointsurveying.com>
Cc: Mike Reeves <mike.reeves@mprtx.us>; Anjenette Main <anjenette.sincere@yahoo.com>; Colton Tabb <colton.tabbimprovements@gmail.com>; Cherie Bevil OPS048 <cherie.bevil@palmharbor.com>; Uryan Nelson <uryan.nelson@ctcog.org>; Mike Schmitzer GM048 <mike.schmitzer@palmharbor.com>; Sally Graham OM048 <om048@palmharbor.com>; Kelli Merolillo <Kelli.Merolillo@mprtx.us>; Tammy Alexander <Tammy.Alexander@mprtx.us>; Jay Montgomery <Jay.Montgomery@mprtx.us>; Ken Hobbs <hobbs1968@yahoo.com>
Subject: Re: Quail Loop project

Once the replat is approved by the city, filed & recorded we need it so that we can then submit to the Bell Co OSSF dept for the septic permit once that permit is approved then we can apply to the City of Morgan's Point Resort for the building permit

Now, that being said, i'm assuming the P & Z will be part of that process? or does P&Z need approved 1st & then the city building permit can be submitted for review & approval?

Thank you for your business! Sincerely,

Tracy Boger
Project Manager
Tabb Improvements, LLC
1069 CR 264, Building G
Bertram, TX 78605
tabbimprovements@gmail.com

**512-713-9349 work/iphone *PLEASE NOTE NEW CONTACT PHONE
EFFECTIVE 8-20-25, OLD NUMBER NO LONGER IN USE**

On Wed, Dec 3, 2025 at 2:10 PM Dustin Kaiser <dustin@midpointsurveying.com> wrote:
Mike -

I think that 2 separate items are being discussed and confused as the same thing.....

1. The platting process
2. The construction variance

Does the plat need to be approved and filed before P&Z will review the variance? Or is the approval of the plat waiting on the variance approval?

If the re-plat is separate and independent of the variance, we just need the City to review and approve the plat. This re-plat cannot be recorded without all of the signatures. Anjenette has the plat with the signature from Bell County Health Department. There was also a Registered Sanitarian that designed and approved the OSSF. From my understanding, the only thing left for the platting portion of this, is the City's signature. Once we have that, the plat can get filed with the County Clerk.

Please advise.

Dustin C. Kaiser, RPLS

Owner/Founder

From: Mike Reeves <mike.reeves@mprtx.us>
Sent: Wednesday, December 3, 2025 1:57 PM
To: Anjenette Main <anjenette.sincere@yahoo.com>
Cc: Colton Tabb <colton.tabbimprovements@gmail.com>; Cherie Bevil OPS048 <cherie.bevil@palmharbor.com>; Uryan Nelson <uryan.nelson@ctcog.org>; Mike Schmitzer GM048 <mike.schmitzer@palmharbor.com>; Dustin Kaiser <dustin@midpointsurveying.com>; Sally Graham OM048 <om048@palmharbor.com>; Tracy Boger <tabb.improvements@gmail.com>; Kelli Merolillo <Kelli.Merolillo@mprtx.us>; Tammy Alexander <Tammy.Alexander@mprtx.us>; Jay Montgomery

<Jay.Montgomery@mprtexas.us>; Ken Hobbs <hobbs1968@yahoo.com>

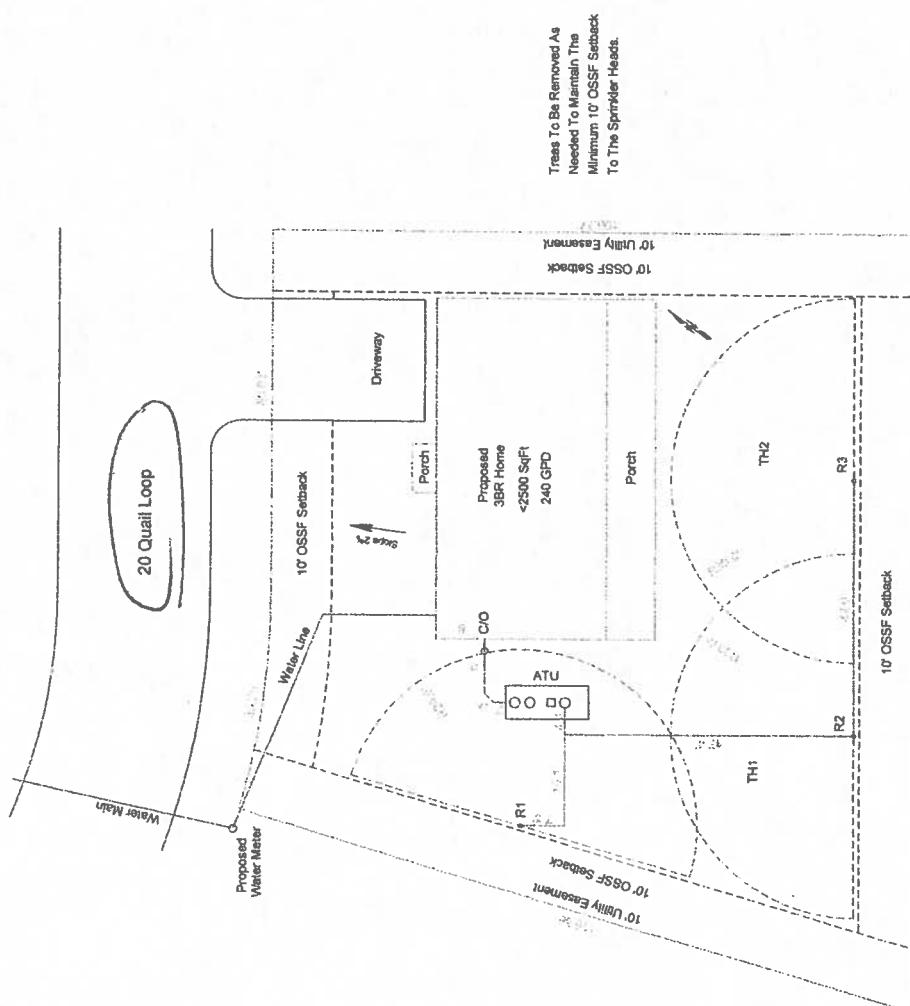
Subject: Re: Quail Loop project

So, we are all on the same page, we are waiting on Bell County approval of the septic design before P and Z can make a decision to move forward to council to approve construction on the undersized lot. Bell County OSSF department is waiting for the plat to be filed with the County Clerks office before the septic design can be approved. Is there a master sheet all involved parties are signing? Which I'm sure is required before the plat can be filed with the clerk's office on the Owners part.

WS Wilson Services
11560 Brewster Creek Rd, Moody Texas 76557
(254) 654-3622 E-MAIL Chad.Wilson3@gmail.com
Chad Wilson RS4960



Property Owners: Annette Simeone
Address: 20 Quail Loop
Belton, Texas 76513
Acres: 0.277
Scale: 1:200
Date: 8/28/2025
Drawn By: Chad Wilson
File: 20Quailloop



RESOLUTION NO. 26-007

THE RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS, APPROVING THE VARIANCE FOR A CARPORT AT 11 ROBIN CIRCLE SUBMITTED BY THE PROPERTY OWNERS AT 14 SOUTH ROBIN

WHEREAS, the City of Morgan's Point Resort, Texas desires to approve the variance for a carport submitted on property at 11 Robin Circle,

WHEREAS, and application and supporting documentation has been submitted and approved by majority of Planning and Zoning committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT, TEXAS, THAT:

SECTION 1. Action Approved: Approve the variance for a carport on the property of 11 Robin Circle.

SECTION 2. Open Meetings: This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

SECTION 3. Severability: In the event that one or more of the provisions contained in this resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such as invalidity, illegality or unenforceability of this resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this resolution, which shall remain in full force and effect.

SECTION 4. Effective Date: This resolution is effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of February 2025, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Morgan's Point Resort City, Texas.

James Snyder, Mayor
City of Morgan's Point Resort, Texas 76513

Kelli Merolillo, City Secretary
City of Morgan's Point Resort, Texas 76513

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 14 South Robin Dr.

Agenda Item Summary: Resident is requesting a variance to build a carport on her second lot, 11 Robin Circle. The lots are divided by a green easement and are not contiguous with the lot that her home is currently on. The carport will be open on three sides and will have an equipment shed attached to the rear of the carport. No plumbing or electricity is required for the equipment shed. With a green easement between the two lots, either the residents will have to purchase that easement, or it may be abandoned by MPR.

Public Notification and Input: None

Recommendation(s): Consider selling or abandoning the green easement and allowing a variance for the carport on the non-contiguous lot.

Voting Yes:

Voting No:

Agenda Item Action: Discuss and consider variance approval for carport to be built on lot #2 at 11 Robin Circle.



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 11-18-25

✓ **"PLEASE PRINT CLEARLY"**

Name of Requestor: Christy Moss

Address: 14 S. Robin Dr. Phone 214 500 1179

Email morganpoint TX 76513 ChristyJomo @r.com

yahoo

Name of Property Owner: Christy Moss

Address: 14 S. Robin Dr Phone 214 500 1179

Email Lot 10 Behind house Vacant lot 1

Property ID/Legal Description/ and Address: 14 S. Robin Dr 7/11 Robin circle

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

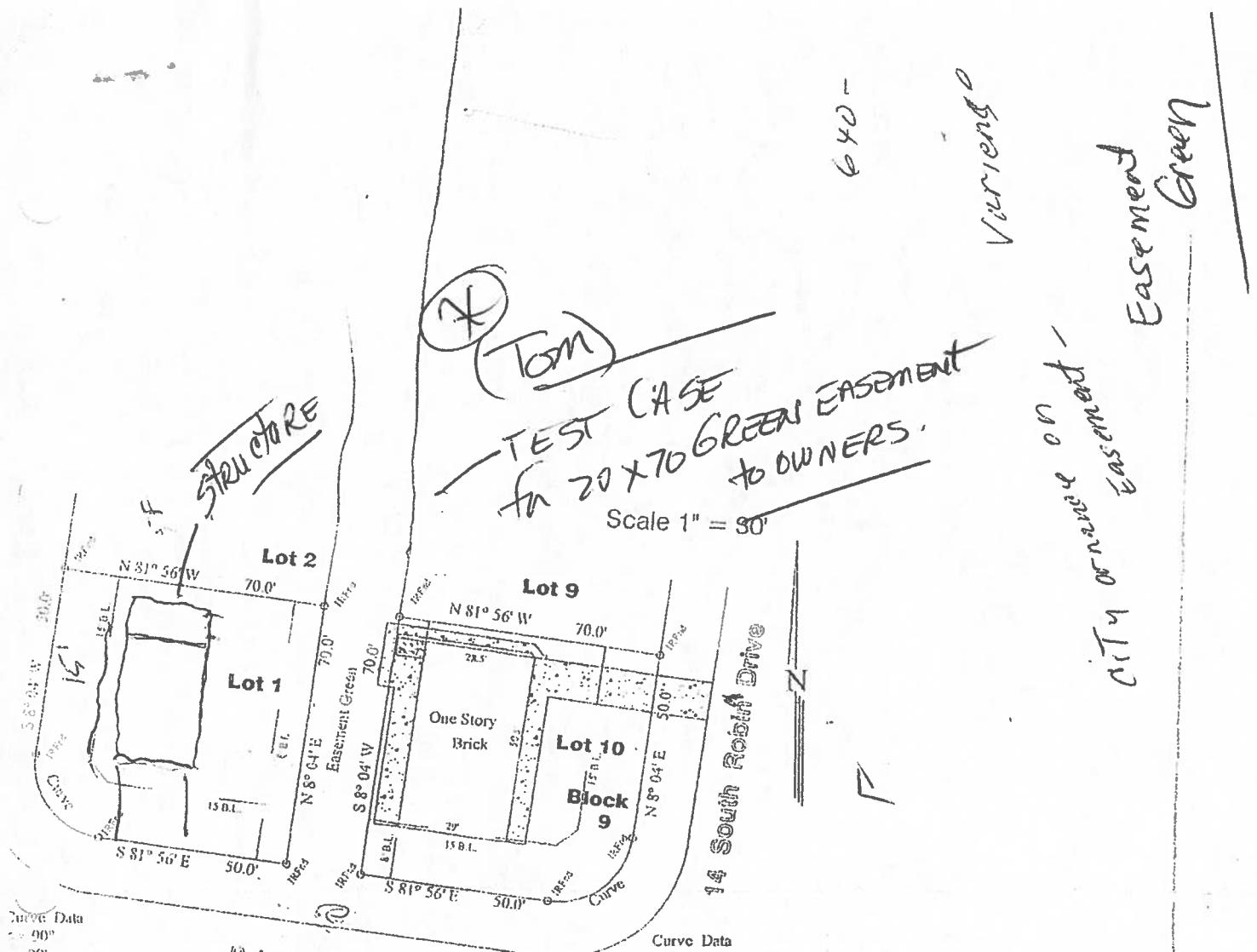
Description of Request:

Want to build carport on lot 2 address
11 Robin circle, crushed granite for Drive, metal
Structure at 20 x 32 with a closed small building for
lawn equipment and such, required no plumbing, electric

Signature of Owner/Requestor

Christy Moss

Date 11-18-25



Curve Data
 $\leq 90^\circ$
 $r = 20'$
 Chord Bearing
 N 36° 56' E
 28.28'

SURVEY EXAMINED AND
 ACCEPTED BY PURCHASERS

DATE _____

State of Texas
 County of Bell

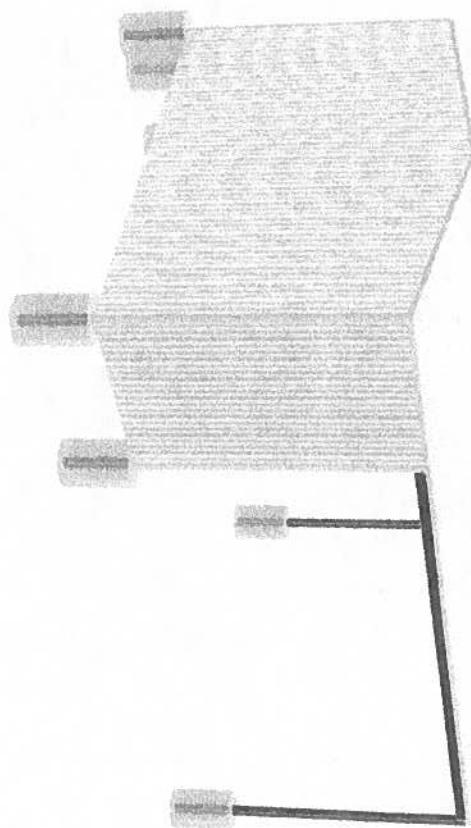
I, Jimmie L. McDonald, a Registered Professional Land Surveyor in the State of Texas, hereby certify to the best of my knowledge and belief that the above plat is true and correct, that it was prepared from an actual survey of the property, by me, on the ground, being Lot 1 and Lot 10, Block 9, in Morgan's Point Resort City, Section 8-A, in Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas, and being that same Lot 10, Block 9, as conveyed to William R. Deichmiller and Marilyn A. Deichmiller in Volume 1625, Page 111 and Lot 1, Block 9 as conveyed to William R. Deichmiller and Marilyn A. Deichmiller in Volume 1651, Page 844, as recorded in the Deed Records of Bell County, Texas. All survey monuments, easements, protrusions, and right-of-ways are as shown.

Jimmie L. McDonald
 Jimmie L. McDonald, RPLS 4332
 Date 16 February 2009
 MLS 09-2052
 CR-09-0651



Virgento

640 -
 City of Orange on
 Easement
 Green



20 W X 32 L