



PLANNING & ZONING COMMISSION

Tuesday, May 28, 2024, 6:00 PM

MARY RUTH BRIGGS LIBRARY 8 MORGAN'S POINT BLVD

Call to Order

Announcements and Citizens Comments

Presentations

1. Approval of Minutes

- [a.](#) Discuss and Consider - Approval of 4-30-24 Minutes

2. Regular Agenda

- [a.](#) Discuss and Consider - Replat Resubmission of McIntyre Property
- b. Discuss and Consider - Section 3 Definitions
- c. Discuss and Consider - Chicken Ordinance
- d. Discuss and Consider - Provide Feedback on Draft Chapters

3. Items for Future Agendas

4. P & Z Commission Updates & Comments

5. Staff Updates

6. Adjournment

I certify that a copy of the 5-28-2024 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 5-24-2024 at 4:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request 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

Camille Bowser, City Secretary



PLANNING & ZONING COMMISSION

Tuesday, April 30, 2024, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

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

Call to Order

Meeting called to order by Chair Rebecca Cooley, at 6pm

PRESENT

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

ABSENT

Louis Guillaud

Announcements and Citizens Comments

Interim City Manager, Uryan Nelson introduced the new City Manager, Dennis Baldwin.

Presentations

N/A

1. Approval of Minutes

- a. Discuss and Consider - Approval of 3-26-2024 Minutes

Motion made to approve minutes

Motion made by Hobbs, Seconded by Westmoreland.

Voting Yea: Seeliger, Strawn, Guillaud, Minor

Passed

2. Regular Agenda

- a. Discuss and Consider - Guidelines for chickens in residential areas

Discussed

Motion made to be placed on next month's (May) agenda

Voting Yea: Strawn, Hobbs, Minor

Passed

b. Discuss and Consider - Parking

Discussed

No action taken

c. Discuss and Consider - Provide Feedback on Draft Chapter

No motion made

Draft has not been emailed to P&Z members

Will be placed on next month's agenda

d. Discuss and Consider - Combining two lots into one on Dogwood Estate

Legal Description: MORGANS POINT RESORT SECTION 16, BLOCK 002, LOT 0012

Property ID: 76260

Motion made to approve re-plat and move to city council for review and final approval

Motion made by Hobbs, Seconded by Strawn.

Voting Yea: Seeliger, Westmoreland, Minor

Passed

e. Discuss and Consider - Replat of McIntyre addition

Legal Description: MORGANS POINT RESORT SECTION 8A, BLOCK 013, LOT 0003

Property ID: 113928

Motion made to approve re-plat and move to city council for review and final approval

Motion made by Westmoreland, Seconded by Strawn.

Voting Yea: Seeliger, Hobbs, Minor

Passed

f. Discuss and Consider - Replat of Gelzer property

Legal Description: A0812BC S P TERRY, ACRES 1.027

Property ID: 124341

Motion made to approve re-plat and move to city council for review and final approval

Motion made by Hobbs, Seconded by Minor.

Voting Yea: Seeliger, Strawn, Westmoreland

Passed

g. Discuss and Consider - Replat of Ramba Subdivision

Legal Description: LAKEWOOD RANCHES SECTION TWO, BLOCK 001, LOT PT 18, (18, LESS
110'), ACRES 4.19
Property ID: 12620

Item a.

Motion made to approve re-plat and move to city council for review and final approval

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

Passed

h. Discuss and Consider - Appendix B Section 3 Definitions

Discussed

No action taken

3. Discussion and Action on Comprehensive Plan Chapters

N/A

4. Items for Future Agendas

N/A

P & Z Commission Updates & Comments

N/A

Staff Updates & Comments

N/A

5. Adjournment

Adjourned at 7:31 PM

I certify that a copy of the __4-30-2024__ agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the __4-26-2024__ at 4:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request 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

Camille Bowser, City Secretary

MINOR / GENERAL AMENDING PLAT APPLICATION



Requirements – Application must be fully completed or will not be accepted

Item a.

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: MCINTYRE ADDITION Date Submitted: 4/1/2024
Existing Lot Count: 3 Proposed Lot Count: 1 Acreage: 0.3368
Site Address or General Location: 13 South Archer through 9 South Archer Dr
Reason for Amendment/
Description of Subdivision: Combining lots to build house & OSSF
Zoning Classification: Residential Existing Land Use: Undeveloped.
Location in Overlay District? Yes ☐ No ☐

Owner Information /Authorization:

Property Owner: Roy H McIntyre and Aline Barcellos McIntyre
Address: 15810 Saint Lawrence Cove, Friendswood, Texas, 77546
Phone: 281 932-1472 E-mail: afamiliamcintyre@gmail.com
Developer: Aline Barcellos McIntyre
Address: 15810 Saint Lawrence Cove, Friendswood, Texas, 77546
Phone: 281 932-1472 E-mail: alinebarcellos82@gmail.com
Engineer/Surveyor: Jarrod Schnell (True North Land Surveying LLC)
Address: 4801 Cinnamon Stone Drive, Killeen, Texas 76542
Phone: (440) 822-5707 E-mail: surveyor6869@gmail.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

Aline Barcellos McIntyre

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this _____ day of _____, 20____

My Commission Expires: _____

Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: 4/1/24

Receipt #: _____

Received By: K Jackson

Case #: _____

City Manager Reviewed: _____



Minor Plan



General Plan

FINAL PLAT of
MCINTYRE ADDITION

0.4493 ACRE, situated in the DAVID CUMPTON survey, Abstract 210, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a REPLAT of LOT 1, LOT 2, LOT 3 and LOT 4, BLOCK 13, MORGAN'S POINT RESORT CITY, SECTION 8-A, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas.

COUNTY OF BELL
STATE OF TEXAS

ROY HARRISON MCINTYRE AND ALINE BOTELHO BARCELLOS MCINTYRE, OWNER OF THE 0.4493 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MCINTYRE ADDITION, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ROY HARRISON MCINTYRE

ALINE BOTELHO BARCELLOS MCINTYRE

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROY HARRISON MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ALINE BOTELHO BARCELLOS MCINTYRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

SIGNATURE:
BELL COUNTY PUBLIC HEALTH DISTRICT

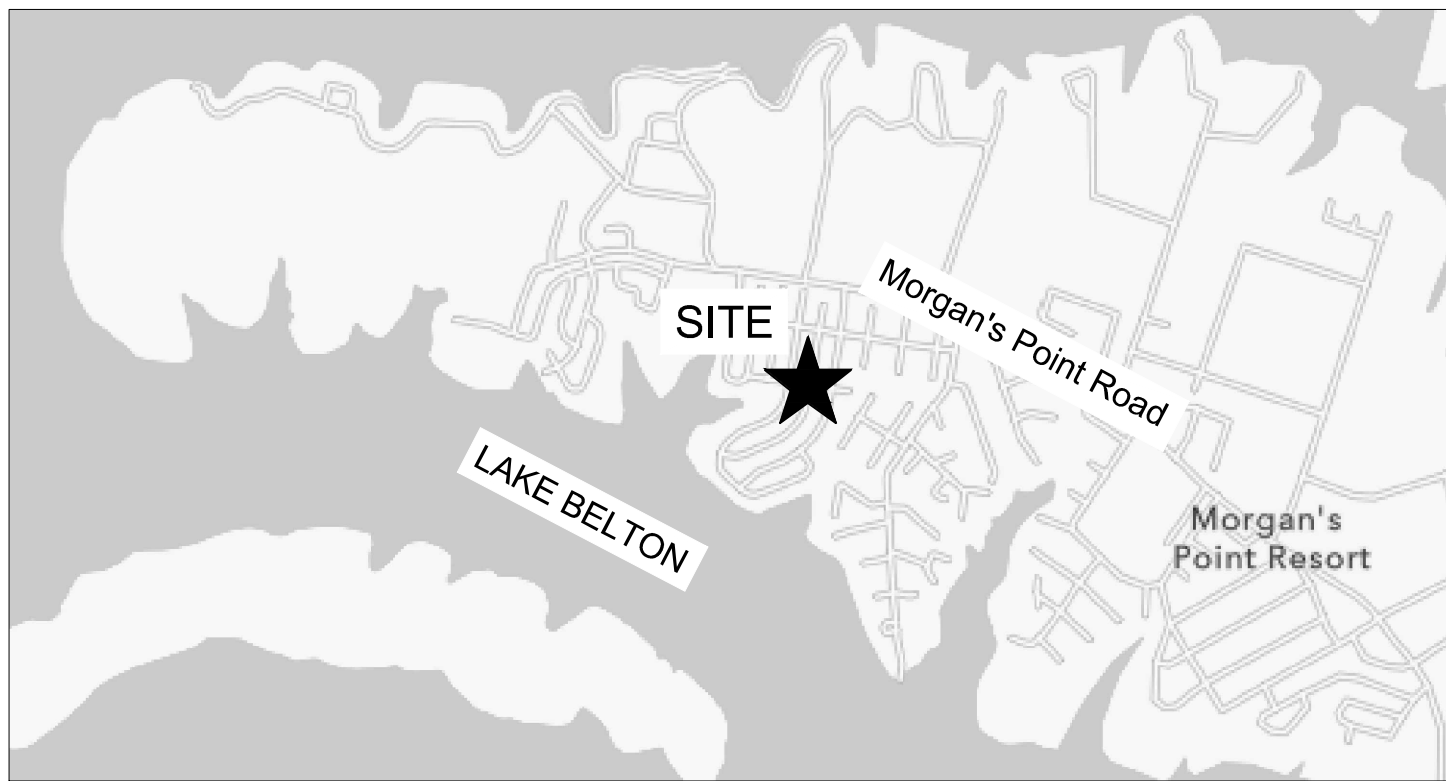
STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

PRELIMINARY
"Preliminary; this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

JARROD RICHARD SCHNELL, RPLS NO. 6869
DATE OF SURVEY: FEBRUARY 3, 2024
PLAT REVISED: MAY 10, 2024

True North Land Surveying LLC
4801 Cinnamon Stone Dr. Killeen, TX 76542
440-822-5707 Firm #10194671
www.TrueNorthSurveyingTX.com



VICINITY MAP
N.T.S.

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, DENNIS GREEN, MAYOR OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AND HAS BEEN DULY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

DENNIS GREEN, MAYOR

CAMILLE BOWSER, CITY SECRETARY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

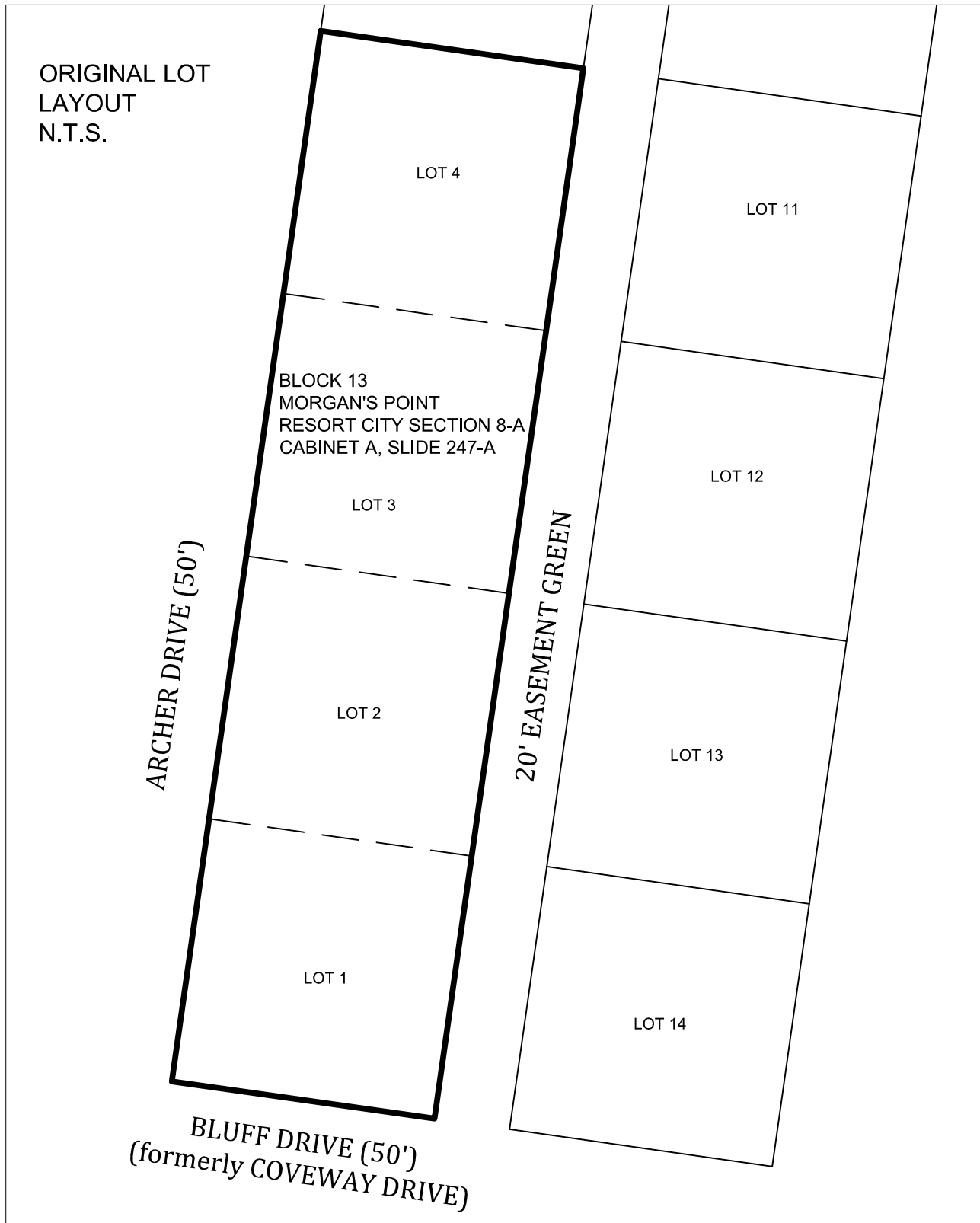
NOTARY PUBLIC, STATE OF TEXAS

NOTES:
OWNERS: ROY HARRISON MCINTYRE & ALINE BOTELHO BARCELLOS MCINTYRE
LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.4493 ACRE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY, SECTION 8-A, RECORDED IN CABINET A, SLIDE 247-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

THIS LOT DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48027C0175E DATED 9/26/2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT O THE PART OF THIS SURVEYOR OR COMPANY.

LEGEND
PL - Property Line M - Measured U - Used F - Found BOB - Basis of Bearings BL - Building Line IRF - Iron Rod Found
POC - Point of Commencement POB - Point of Beginning Survey Monument F as noted SSF - Steel Spike Found



FILED FOR RECORD this _____ day of _____, _____.

Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

