



**PLANNING & ZONING COMMISSION**  
**Tuesday, November 26, 2024, 6:00 PM**  
**EVENT CENTER 60 MORGAN'S POINT BOULEVARD**

**Call to Order**

**Announcements and Citizens Comments**

**Presentations**

**1. Approval of Minutes**

- [a.](#) Discuss and Consider - Approving October 22, 2024, Minutes

**2. Regular Agenda**

- [a.](#) Discuss and Consider - Resubmittal of Application to consolidate 3 lots into 2 at 16 Hawthorn Court
- b. Discuss and Consider - Dates for workshop with EDC and local businesses concerning home occupations
- c. Discuss and Consider - Election of new Chair and Vice Chair

**3. MPR Comprehensive Plan Update**

**4. Items for Future Agendas**

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

**6. Staff Updates**

**7. Adjournment**

I certify that a copy of the \_11-26-2024\_\_\_ 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 \_\_11-22-2024\_\_\_ at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254 742-3206 for further information

Camille Bowser, City Secretary



**PLANNING & ZONING COMMISSION**  
**Tuesday, October 22, 2024, 6:00 PM**  
**CITY HALL LIBRARY 8 MORGAN'S POINT BOULEVARD**

**Call to Order**

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

**PRESENT**

Justin Strawn  
 Louis Guillaud  
 Ken Hobbs  
 Rebecca Cooley  
 Thomas Westmoreland  
 Leslie Minor

**ABSENT**

Eric Seeliger

**Announcements and Citizens Comments**

N/A

**Presentations**

N/A

**1. Approval of Minutes**

- a. Discuss and Consider - Approving September 24, 2024, Minutes

Motion made to approve September 24, 2024, Minutes

Motion made by Westmoreland, Seconded by Guillaud.

Voting Yea: Strawn, Hobbs, Cooley, Minor

Passed

**2. Regular Agenda**

- a. Discuss and Consider - Ordinance for home occupations

Information given by Linda Bridges, EDC President, about Home Occupations. Discussion over what the current city ordinance states and how to streamline those ordinances to convey more clearly.

Motion was made to have a joint workshop between the EDC and local businesses, date TBD

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

Passed

- b. Discuss and Consider - Ordinance for residential chickens

Discussion comments and suggestions made by the City Council in reference to this ordinance.

Motion made to have a joint workshop between Planning and Zoning and City Council to get a better understanding of what should be done with this ordinance.

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

Passed

- c. Discuss and Consider - Dividing 3 lots into 2 at 16 Hawthorne Court

Motion was made to deny submitted requests due to the lack of legal information

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

Passed

- d. Discuss and Consider - Approving a variance for 4 Hickory Dr

Motion made to deny submitted request due to appendix B, section 24.4

24.4 Failure to Appear. Failure of the applicant or his representative to appear before the Zoning Commission or City Council for more than one hearing within an approved delay shall constitute sufficient grounds for the Zoning Commission to terminate or deny the application

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

Passed

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

N/A

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

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

Resignations from Planning and Zoning;

Rebecca Cooley

Eric Seelinger

#### **Staff Updates**

Sam, with CTCOG will continue to work on the chicken ordinance and home occupation section

Animal Control and Ordinance employee moved to Maintenance. This creates an opening for Animal Control and Ordinance enforcement for MPR

## **5. Adjournment**

Meeting adjourned at 7:08 PM

I certify that a copy of the \_10-22-2024\_ 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 \_\_10-18-2024\_\_ at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office on 254 742-3206 for further information

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Ken Hobbs, Vice Chairperson  
City of Morgan's Point Resort

ATTEST:

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



MINOR / GENERAL AMENDING PLAT APPLICATION

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

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: MORGAN'S POINT RESORT CITY SECTION 16 REPLAT No. 1 10/16/24

Existing Lot Count: 3 Proposed Lot Count: 2 Acreage: 0.518 acres

Site Address or General Location: 16 Hawthorne Court Belton TX 76513

Reason for Amendment/  
Description of Subdivision: COMBINING / DIVIDING 3 lots INTO 2 LOTS

Zoning Classification: \_\_\_\_\_ Existing Land Use: Residential

Location in Overlay District? Yes ☐ No ☐

Owner Information /Authorization:

Property Owner: Taylor Montgomery / Jason R. Cooke and Julie Cooke

Address: 16 Hawthorne Court / 13 Hawthorne Court

Phone: 936-662-0077 E-mail: starsurveying@yahoo.com

Developer: Hank Madlax

Address: 3779 W. FM 436 Belton 76513

Phone: 936 662 0077 E-mail: starsurveying@yahoo.com

Engineer/Surveyor: Same

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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.

Printed Name of Owner Taylor Hank Madlax Owner Signature H Madlax

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Notary Public Signature

Staff Only – Do Not Fill Out Below

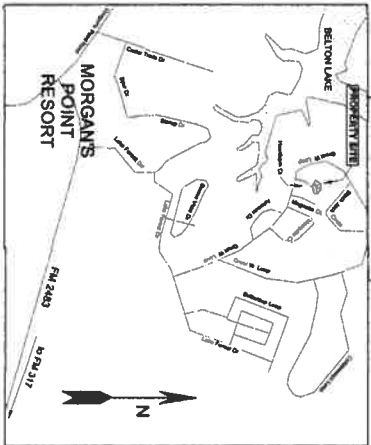
Date Submitted: 10/17/24 Receipt #: \_\_\_\_\_

Received By: K Jordan Case #: \_\_\_\_\_

City Manager Reviewed: \_\_\_\_\_

☐ Minor Plan  
☒ General Plan

VICINITY MAP



MORGAN'S POINT RESORT CITY  
SECTION 16  
REPLAT NO. 1

BEING A RE-PLAT OF LOTS 8, 9, 10, BLOCK 17,  
ACCORDING TO THE PLAT RECORDED IN  
CABINET A, SLIDES 249A, 250B, AND 250C, PLAT RECORDS  
HENRY KATTENHORN SURVEY ABSTRACT NO. 505  
BELL COUNTY, TEXAS

LEGAL DESCRIPTION FOR MORGAN'S POINT  
RESORT CITY, REPLAT NO. 1

BEING 0.518 acres of land situated in Block 17 of Section 16 of Morgan's Point Resort City according to the plat recorded in Cabinet A, Slide 249-C, Plat Records, and being all of Lots 8, 9, and 10 of said block, said 0.518 acres begin more particularly described by metes and bounds by the following:

BEGINNING at a ½ inch iron rod found for the west corner of said Lot 10 and the north corner of Lot 11, said point being the point of curvature of a curve to the right, said curve having a radius of 160 feet;

Then on northeasterly along said curve an arc distance of 116.25 feet to a ½ inch iron rod found for the north corner of said Lot 10 and the northwest corner of said Lot 8, said arc having a chord which bears S 78° 28' 18" E 114.85 feet;

Thence continuing along said curve and the north boundary line of said Lot 9 an arc distance of 117.85 feet to a ½ inch iron rod set for the northeast corner of said Lot 9, said arc having a chord which bears S 38° 04' 27" E 102.78 feet, said point being the northwest corner of said Lot 8;

Thence southeasterly along said curve and along the northeast boundary of said Lot 8 an arc distance of 104.80 feet to a ½ inch iron rod found for the east corner of said Lot 8 and the north corner of Lot 7 of said Block 17, said arc having a chord which bears S 38° 04' 27" E 102.78 feet;

Thence along the common line between said Lot 8 and said Lot 7 S 74° 01' 28" W a distance of 100.32 feet to a ½ inch iron rod found for the south corner of said Lot 8 and the northwest corner of said Lot 7, and being on the northeast line of a cut-de-asc terminating a local thoroughfare known as Hawthorn Court, said cut-de-asc having a radius of 50 feet;

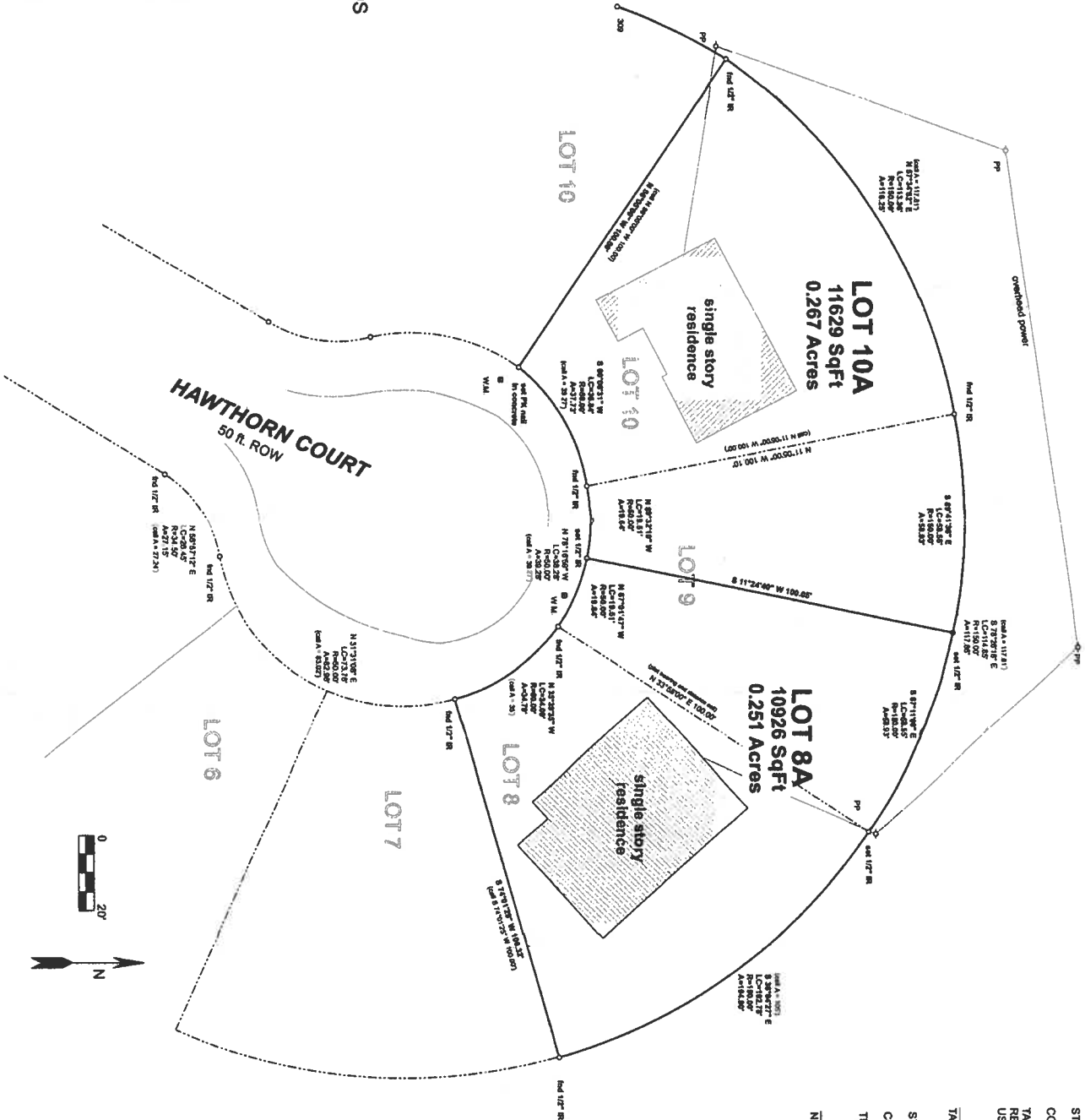
Thence northerly along the curve of said cut-de-asc an arc distance of 34.76 feet to a ½ inch iron rod found for the southwest corner of said Lot 8 and the southeast corner of said Lot 8, said arc having a chord which bears N 35° 38' 35" W 34.09 feet;

THENCE westerly along the curve of said cut-de-asc an arc distance of 39.28 feet to a ½ inch iron rod found for the south corner of said Lot 8 and the east corner of said Lot 10, said arc having a chord which bears N 78° 10' 58" W 38.28 feet;

THENCE southwesterly along the curve of said cut-de-asc an arc distance of 37.73 feet to a PK nail set in concrete for the south corner of said Lot 10 and the east corner of said Lot 11, said arc having a chord which bears S 80° 08' 31" W 36.84 feet;

Thence N 50° 05' 00" W, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.518 acres of land.

According to FEMA FIRM PANEL NO. 48027C0175E, Effective Date of September 26, 2008, this property lies in Zone "X", an area outside of the 0.2% chance flood plain (500 year flood plain).



EXISTING CONDITIONS PLAT

ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X5 THE PROPOSED DRAINFIELD AREAS PER BELL COUNTY'S PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINAGE AREA MUST MEET THE PROVISIONS OF TAX 30 CHAPTER 285

AFFIDAVIT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
BELL COUNTY TAX APPRAISAL DISTRICT

THE BELL COUNTY HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES (OSSF'S) 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

RECORDATION INFORMATION:

FILED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

INSTRUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS FOR MORGAN'S POINT RESORT CITY, SECTION 16, BELL COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF BELL §  
TAYLOR LEIGH MONTGOMERY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MORGAN'S POINT RESORT CITY SECTION 16, REPLAT NO. 1, A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES AS SHOWN HEREON.

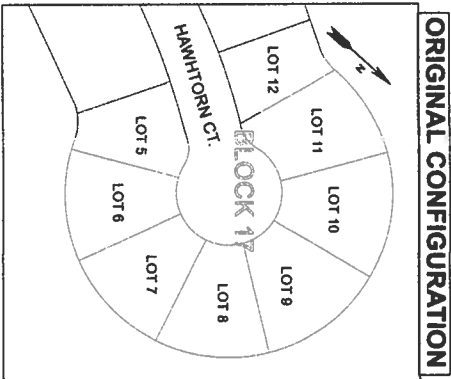
TAYLOR LEIGH MONTGOMERY

STATE OF TEXAS §

COUNTY OF BELL §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY TAYLOR LEIGH MONTGOMERY.

NOTARY PUBLIC, STATE OF TEXAS



NOTES:

- The purpose of this re-plat is to consolidate three lots into two lot.
- Property Address: Hawthorn Court, Belton, Texas 76513.
- This subdivision is subject to all general notes and restrictions appearing on the plat of Morgan's Point Resort City recorded in Cabinet A, Slides 249-A, B, and C.
- According to FEMA FIRM Panel No. 48027C0175E, Effective Date of September 26, 2008, this property lies in Zone "X", an area outside of the 0.2% chance (500 year) flood plain.
- Deeds of Record: Lot 8: Patricia L. Cross Ammann and Carl Bryan Ammann to Taylor Leigh Montgomery, Instrument No. 2015005409, Official Public Records, 2/11/2015; Lot 9: Charles Bayville and Nelda Bayville to Jason Cooke and Julie Cooke, Instrument No. 2011024281, Official Public Records, 7/13/2011; Lot 10: Sharon K. Bridges Zainer to Jason R. Cooke, Volume 4742, Page 149, Official Public Records, 7/24/2002.

CITY MANAGER FOR THE CITY OF MORGAN'S POINT RESORT, TEXAS DO HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF BELL §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY THE CITY OF MORGAN'S POINT RESORT CITY MANAGER.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES 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 UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE IN THE LOCATION SHOWN HEREON.

*Henry S. Maddux III*

HENRY S. MADDOX III 10/15/2024

RPLS NO. 6708 DATE



STAMP SURVEYING

TEXAS LICENSED SURV. FIRM NO. 1018274  
3779 W. FM 436  
BELTON, TEXAS 76513  
836-662-0077  
JOB NO. - 24096  
CU9TOWNER: TAYLOR MONTGOMERY  
DRAWN: HSM  
DATE: 10/15/2024



**MORGAN'S POINT RESORT CITY SECTION 16 REPLAT NO. 1  
A REPLAT OF LOTS 8, 9, AND 10, BLOCK 17 MORGAN'S POINT RESORT CITY SECTION 16  
BELL COUNTY, TEXAS**

STATE OF TEXAS                    §  
COUNTY OF BELL                §  
  
KNOW ALL MEN BY THESE PRESENTS

That we, Jaylor Leigh Montgomery, Jason R. Cooke, and Julie Cooke, hereinafter being referred to as Grantors, whether one or more, being the sole owner of that certain 0.518 acre tract of land described in Field Notes prepared by Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, dated October 16, 2024, which Field Notes are attached hereto as Exhibit A, and made a part hereof as fully as if written verbatim, does hereby name and designate said tract MORGAN'S POINT RESORT CITY SECTION 16 REPLAT NO. 1, a subdivision within the corporate limits of Morgan's Point Resort City, in Bell County, Texas, and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

Grantors does hereby grant to Morgan's Point Resort City, its assignees and franchisees furnishing public utilities in said subdivision, hereinafter collectively referred to as Grantee, the easements as shown on said plat for drainage purposes and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantors does hereby give, grant, and convey to Morgan's Point Resort City, Texas, and to the general public, for public use and for public purposes the streets, avenues, and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements unto said Grantee, and the undersigned hereby binds itself, its heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

By: \_\_\_\_\_

Taylor Leigh Montgomery

By: \_\_\_\_\_

Jason R. Cooke

By: \_\_\_\_\_

Julie Cooke

STATE OF TEXAS     §

COUNTY OF BELL §

This instrument was acknowledged before me on this the \_\_\_\_\_ of \_\_\_\_\_, 2024 by Taylor Leigh Montgomery.

**Notary Public, State of Texas**

This instrument was acknowledged before me on this the \_\_\_\_\_ of \_\_\_\_\_, 2024 by Jason R. Cooke.

\_\_\_\_\_  
Notary Public, State of Texas

This instrument was acknowledged before me on this the \_\_\_\_\_ of \_\_\_\_\_, 2024 by Julie Cooke.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to: 3779 W FM 436, Belton TX 76513



Exhibit A  
MORGAN'S POINT RESORT CITY SECTION 16 REPLAY NO. 1  
0.518 NET ACRES

**BEING** 0.518 acres of land situated in Block 17 of Section 16 of Morgan's Point Resort City according to the plat recorded in Cabinet A, Slide 249-C, Plat Records, and being all of Lots 8, 9, and 10 of said block, said 0.518 acres begin more particularly described by metes and bounds by the following:

**BEGINNING** at a ½ inch rod found for the west corner of said Lot 10 and the north corner of Lot 11, said point being the point of curvature of a curve to the right, said curve having a radius of 150 feet;

Thence northeasterly along said curve an arc distance of 116.25 feet to a ½ inch iron rod found for the north corner of said Lot 10 and the northwest corner of said Lot 9, said arc having a chord which bears S 78° 26' 18" E 114.85 feet;

Thence continuing along said curve and the north boundary line of said Lot 9 an arc distance of 117.86 feet to a ½ inch iron rod set for the northeast corner of said Lot 9, said arc having a chord which bears S 36° 04' 27" E 102.78 feet, said point being the northwest corner of said Lot 8;

Thence southeasterly along said curve and along the northeast boundary of said Lot 8 an arc distance of 104.90 feet to a ½ inch iron rod found for the east corner of said Lot 8 and the north corner of Lot 7 of said Block 17, said arc having a chord which bears S 36° 04' 27" E 102.78 feet;

Thence along the common line between said Lot 8 and said Lot 7 S 74° 01' 29" W a distance of 100.32 feet to a ½ inch iron rod found for the south corner of said Lot 8 and the northwest corner of said Lot 7, and being on the northeast line of a cul-de-sac terminating a local thoroughfare known as Hawthorn Court, said cul-de-sac having a radius of 50 feet;

Thence northerly along the curve of said cul-de-sac an arc distance of 34.79 feet to a ½ inch iron rod found for the southwest corner of said Lot 8 and the southeast corner of said Lot 9, said arc having a chord which bears N 35° 39' 35" W 34.09 feet;

THENCE westerly along the curve of said cul-de-sac an arc distance of 39.28 feet to a ½ inch iron rod found for the south corner of said Lot 9 and the east corner of said Lot 10, said arc having a chord which bears N 78° 16' 59" W 38.28 feet;

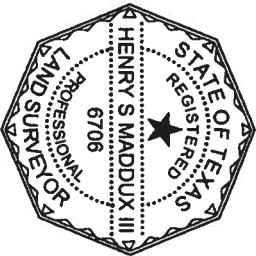
THENCE southwesterly along the curve of said cul-de-sac an arc distance of 37.73 feet to a PK nail set in concrete for the south corner of said Lot 10 and the east corner of said Lot 11, said arc having a chord which bears S 60° 08' 31" W 36.84 feet;

Thence N 56° 05' 00" W, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.518 acres of land.

*Henry S. Maddux III*

10/16/2024

Starr Technical Services DBA Starr Surveying  
Texas Licensed Surveying Firm No. 10193754  
3779 W. FM 436, Belton, Texas 76513  
936-662-0077



**BEING** 0.518 acres of land situated in Block 17 of Section 16 of Morgan's Point Resort City according to the plat recorded in Cabinet A, Slide 249-C, Plat Records, and being all of Lots 8, 9, and 10 of said block, said 0.518 acres begin more particularly described by metes and bounds by the following:

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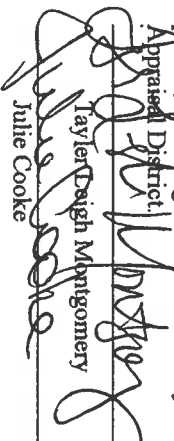
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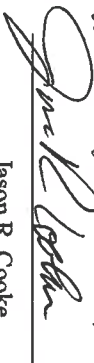
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Thence N 56° 05' 00" W, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.518 acres of land.

To Whom It May Concern:  
We, the owners of Lots 8, 9, and 10, Block 17, Section 20, Morgans Point Resort City, have procured the services of Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, to process a plat combining the west half of Lot 9 with Lot 10 and the east half of Lot 9 with Lot 8. We authorize said surveyor to act on our behalf regarding all matters relating to the processing of said plat through all phases, including those conducted by said city, Bell County Health District, and Bell County Tax Appraisal District.


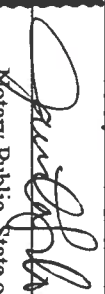
  
Taylor Leigh Montgomery  
Julie Cooke

  
Jason R. Cooke

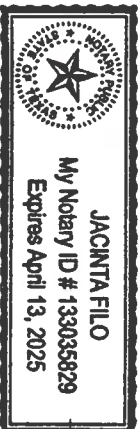
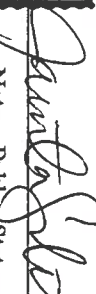
STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on October 30<sup>th</sup>, 2024 by Taylor Leigh Montgomery

  
  
Notary Public, State of Texas

This instrument was acknowledged before me on October 30<sup>th</sup>, 2024 by Jason R. Cooke.

  
  
Notary Public, State of Texas

This instrument was acknowledged before me on October 30<sup>th</sup>, 2024 by Julie Cooke.

  
  
Notary Public, State of Texas