



PLANNING & ZONING COMMISSION
PUBLIC HEARING/REGULAR SESSION
Tuesday, December 05, 2023, 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 - Approval of October 24, 2023 Minutes

2. Public Hearing/Regular Agenda

- a.** Public Hearing for Variance for Extended Porch at 4 N Archer, MPR Tx 76513
- b.** Discuss and Consider - Variance for Extended Porch at 4 N Archer, MPR Tx 76513
- c.** Public Hearing for Variance for Accessory Building placement at 15 Beachcomber Dr, MPR Tx 76513, property adjacent to homestead located at 2800 Morgan's Point Rd, MPR Tx 76513
- d.** Discuss and Consider - Variance for Accessory Building placement at 15 Beachcomber Dr, MPR Tx 76513, property adjacent to homestead located at 2800 Morgan's Point Rd, MPR Tx 76513

3. MPR Master Plan Update

4. Items for Future Agendas

5. P & Z Commission Updates & Comments

6. City Manager Updates & Comments

7. Adjournment

I certify that a copy of the 12-5-2023 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 12-1-2023 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, October 24, 2023, 6:00 PM

MARY RUTH BRIGGS LIBRARY - 8 MORGANS POINT BLVD

Call to Order

Chairperson Rebecca Cooley called meeting to order at 6:06 PM.

PRESENT

- Eric Seeliger
- Justin Strawn
- Nathan Kruetter
- Rebecca Cooley
- Thomas Westmoreland

ABSENT

- Louis Guillaud
- Ken Hobbs

Announcements and Citizens Comments

N/A

Presentations

N/A

1. Approval of Minutes

Discuss and consider approval of July 25 minutes

Motion made by Kruetter, Seconded by Westmoreland.

Voting Yea: Seeliger, Strawn, Cooley

Motion Passes

2. Regular Agenda

- a. Discuss and Consider - Property Abatement Fee Schedule

Before discussing the agenda item, Abatement Fee Schedule, a brief clarification was made to explain the exact role of Planning and Zoning.

Interim City Manager, Uryan Nelson, referenced ordinance in Section 23 Appendix B, which defined the duties and responsibilities of the Planning and Zoning Commission. Nelson then explained that

some of the items on the agenda may not be in the purview of Planning and Zoning. Once an item is discussed, it may be determined that item is better suited for a different department.

Nelson also spoke briefly about a possible joint workshop with the Council that still needs to be scheduled. This would help everyone understand what the Planning and Zoning Commission is supposed to do according to the ordinances that are in place.

James McGill, a planner with CTCOG, was introduced as Connie's replacement.

Cooley gave her opinion on what Planning and Zoning should focus on according to the ordinance.

Property Abatement Fee Schedule

Motion was made to have staff work with police.

Motion made by Seeliger, Seconded by Westmoreland.
Voting Yea: Strawn, Kruetter, Cooley

Motion Passes

b. Discuss and Consider - Noise Ordinance

Discussed some issues occurring presently with noise.

Motion - To have staff work with police on noise ordinance.

Motion made by Seeliger, Seconded by Kruetter.
Voting Yea: Strawn, Cooley, Westmoreland

Motion Passes

c. Discuss and Consider - Changing the name of Camp Kachina Road

Cooley and Nelson explained the location of the road and MPR city limits. Why the road name change has been requested was also explained. A map of the city was then reviewed by Commission members to see exactly where the road lies.

Motion - To change Camp Kachina Road to Morgan's Point Road

Motion made by Kruetter, Seconded by Seeliger.
Voting Yea: Strawn, Cooley,
Westmoreland

Motion Passes

Later, City Council Member Allyn asked Nelson to provide the City Council with any legal aspects they need to be aware of when changing the road name.

3. MPR Master Plan Update

Nelson informed Commission that Kara is working on getting additional documentation next week. At that point they will review and hopefully get the steering committee scheduled for additional feedback.

4. Items for Future Agendas

Three variances

Variance process and application

Kruetter explained the variance flow chart and the process to determine whether there is a hardship or not and gave an example.

Nelson requested a copy of the flowchart and variance application.

P & Z Commission Updates & Comments

N/A

City Manager Updates & Comments

Nelson updated Commission on possibly getting the joint workshop set up. Cooley advised that some dates were given to the City Council, but no decision was made, and those dates have passed.

Nelson will bring the joint workshop to the November Council meeting and try to get some dates of availability.

5. Adjournment

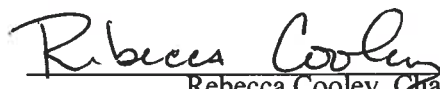
Motion to adjourn

Motion made by Westmoreland, Seconded by Kruetter.
Voting Yea: Seeliger, Strawn, Cooley

Motion Passes

Meeting adjourned at 6:41 PM

I certify that a copy of the 10-24-2023 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 10-20-2023 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. 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



Rebecca Cooley, Chairperson
City of Morgan’s Point Resort TX

Attest:



Camille Bowser, City Secretary
City of Morgan’s Point Resort TX

Sec. 10.02.063. Variances.

- (a) The Council may authorize variance(s) from these regulations in an open session when it is clearly shown the granting of relief in the form of a lesser standard will not impact adversely on public health, safety, general welfare, traffic conditions, and not alter the nature, character, and quality of the subdivision. No relief shall be authorized unless the Council finds:
- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of his land;
 - (2) That the relief is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 - (3) That the granting of the relief will not be detrimental to the public finances, health, safety or welfare, or injurious to other property in the area; and
 - (4) That the granting of the relief will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Article;
 - (5) The applicant has not created the hardship from which relief is sought.
- (b) Such finding of the Council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Council meeting at which such relief is granted. Relief may be granted only when in harmony with the general purposes and intent of this Article, and does not alter the nature, character and quality of the subdivision so that the public health, safety, and welfare are secured. Pecuniary hardship to the developer shall not be the basis for any relief from these regulations.
- (c) Because the conditions for which the variance(s) from these regulations may be requested are reasonably expected to have existed prior to submittal of the preliminary plat, they shall be submitted at the time of submittal of the preliminary plat and will be considered in the same manner and time line as the preliminary plat. In no case will variances be sought as a remedy to inadequate preparation by the developer.

(Ord. No. 14-28, § V-3, 3-15-11)

City of Morgan's Point Resort Building Permit Review



The attached information is submitted for your review of the building permit requirements. The permit is for construction located at:

4 N ARCHER DR

Section: 8A Block: 005 Lot: 0009

Permit Number: **2023-0332**

Type: **EXTENDED PORCH**

 Building Official	<u>Approved / Disapproved</u>	<u>9-27-23</u> Date
 Building Inspector	<u>Approved / Disapproved</u>	<u>9-26-23</u> Date
Public Works Director	Approved / Disapproved	Date

Comments: Will extend 4' more into the
front building setback than the existing
porch already does. Project would result
in 8' encroachment.

4 N ARCHER DR

Permit Number: 2023-0332 Date: 9/22/2023 Type: EXTENDED PORCH

Section: 8A Block: 005 Lot: 0009

Applicant: DAVID RASCOE



Inspections

T-Pole: _____ Driveway: _____

Plumbing RI: _____ Conditional Elec: _____

Foundation: _____ Plumbing Final: _____

Framing: _____ Mechanical Final: _____

Mechanical RI: _____ Electrical Final: _____

Plumbing TO: _____ Final and C O: _____

Electrical RI: _____ Sprinkler: _____

Insulation: _____ Storage Building: _____

OTHER: _____ Comments: _____

PROCESS COMPLETED BY

_____ *Administrative*

_____ *Administrative*

_____ *Administrative*

_____ *Administrative*

_____ *Administrative*

DATE

_____ *9-22-23*

_____ *9-22-23*

_____ *9-22-23*

_____ *9-25-23*

_____ *9-25-23*

SUBMITTED TO CITY: _____ RECEIVED BY: _____

ENTERED IN SYSTEM: _____

SUBMITTED TO BCH DEPT: _____

APPROVED BY BCH DEPT: _____

SUBMITTED TO BI REVIEW: _____

BI REVIEW COMPLETED: _____

PERMIT ISSUED: _____

9-25-23
NO permit
[Paperclip]



Bell County Public Health District
Building Permit Application
CITY OF MORGAN'S POINT RESORT

Home Addition
Pool
Deck
Retainer Wall

Building
Sprinkler System
Driveway
Other Extended Porch

Property Address: 4 N Archer Dr
Legal Description: Section 8 A, Block 005, Lot 0009
Property Owner: DAVID RUSSELL Property ID# 77983
Phone Number: (501) 278-0060

APPROVED

DENIED

Josh Langley
Bell County Public Health District Inspector

9-25-23
Date

Additional Comments:

Front Porch extension



Bell County Public Health District
Building Permit Application
CITY OF MORGAN'S POINT RESORT

Home Addition
Pool
Deck
Retainer Wall

Building
Sprinkler System
Driveway
Other *Extended Poreh*

Property Address: 4 N Archer Dr
Legal Description: Section 8 A, Block 005, Lot 0009
Property Owner: DAVID PASCOE Property ID# 77983
Phone Number: (501) 278-0060

APPROVED

DENIED

Bell County Public Health District Inspector

Date

Additional Comments:

City of Morgan's Point Resort Building Permit Application

Item b.

Property Address: 4 N Archer Dr

Instructions: Construction plans and specifications must accompany this completed application. Plans and specifications must include the following information:

1.	LEGAL SURVEY – for permanent structures such as Residences and/or Mobile Homes
2.	PLOT PLAN – drawn to scale to include the property dimension, set back distance from property lines, all existing structures to include septic location and driveway, and finally proposed structures. (See attached example: Illustration of Zoning Standards)
3.	FOUNDATION DETAIL DRAWING consisting of cross sections, reinforcing steel, and plasticity test.
4.	CONSTRUCTION BLUEPRINTS with elevations and/or photographs of mobile homes (include year model and serial number of mobile home), storage buildings, fences, and carports
5.	SIGNED CERTIFICATE OF COMPLIANCE (blank form is included in this packet)
6.	WATER LINE LOCATION performed by the City at the request of Property Owner or Contractor (blank form is included in this packet) NOTE: This form must be approved by the Health Department before a septic permit is issued.
7.	BELL COUNTY HEALTH DEPARTMENT septic evaluation and approval for new residences and new mobile homes, as per Resolution 7-89. You may contact the Bell County Health Department at (254) 778-7557.
8.	MANUAL J & RESCHECK or COMMERICAL CHECK CERTIFICATION with working papers
9.	TXDOT PERMITTED ACCESS for developments along State Highway frontage. For more information call (254) 939-3778.
10.	DRAINAGE STUDY for property in low or poor drainage areas – check maps in this packet or as directed by the Water Sup or the Building Official.
11.	CUSTOMER SERVICE INSPECTION CERTIFICATION for new construction or existing service where contaminant hazards are suspected or major renovation or expansion of distribution facilities (a signed and dated original must be submitted to the City of Morgan's Point Resort).
12.	BACKFLOW PREVENTION TESTING FORM must be completed for each assembly tested (a signed and dated original must be submitted to the City of Morgan's Point Resort when installed).

NOTICE:

ONLY DIRT WORK MAY BE STARTED BEFORE A BUILDING PERMIT IS ISSUED. Dirt work is defined as clearing a lot and tilling the soil but does not include the setting of a PAD for foundation. Residential structures will not be habitable until the building official issues a CERTIFICATE of OCCUPANCY. Water taps are separate from building permit fees and must be paid by a separate check (a water tap application is provided in this packet). Lawn sprinkler systems must include documentation for the installation and testing of a backflow preventer. A Customer Service Inspection Certificate must be completed prior to Certificate of Occupancy. You may call **Virgil Thompson 254.718.4376** with specific questions. **Permits usually take one week for approval. Permit Fees must be paid before issuance of permit and are non-refundable after permit is issued. Incomplete applications, surveys, drawings and/or missing photographs will delay approval.**

I have read and understand these instructions Daryl Reeves

Date 9/22/23

Property Owner

City of Morgan's Point Resort Building Permit Application

Property Address: 4 North Archer

Legal Address: Section 8A Block 005 Lots: 0009

Applicant: DAVID RASCOE Phone: 501-278-0060

Address: 4 North Archer

Property Owner: DAVID & BRENDA RASCOE Phone: 501-278-6663

Address: 4 NORTH ARCHER DR BOTTOM TX 76513 501-278-0060

General Construction Contractor: ASSETS Phone: _____

Address: CAME

Electrical Contractor: N/A Phone: _____

Address: _____ License # _____ Insurance

Plumbing Contractor: _____ Phone: _____

Address: _____ License # _____ Insurance

Mechanical Contractor: _____ Phone: _____

Describe improvement to be constructed (Sprinkler, storage bldg, etc.):
EXTENDING FR PORCH

Estimated Cost of Improvements to be constructed: (OPTIONAL) ~~1500.00~~ to ~~2500.00~~ 3500.00

Aggregate Building Area (measured in square feet): _____

Lot Area (measured in square feet): _____

Living Area (measured in square feet): _____

Material List

Floor: _____	Roof: _____	Masonry (%): _____
Walls: _____	Fire Walls: _____	
Ceiling: _____	Siding: _____	

For new residences and mobile homes

Number of Floors: _____ Number of Bathrooms: _____

Number of Bedrooms: _____

City of Morgan's Point Resort Certificate of Compliance

The undersigned owner of Morgan's Point Resort City:

Hereby authorizes _____

To make application to the City Building official of the City of Morgan's Point Resort, Texas, for the issuance of a building permit for the undersigned to build the following improvement on said property:

extending porch 37 X 8 ft

(Generally describe the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:

I/We certify that I/We will comply with all requirements of Ordinance 4-1, of the City of Morgan's Point Resort. I hereby certify that I have received a copy of Ordinance 4-1, Building Code. From the City of Morgan's Point Resort, Texas.

Dated this the 9/22 day of 23

Signature: _____

Owner

Signature: _____

Builder/Contractor

Signature: [Handwritten Signature]
Owner/Contractor

OFFICE USE ONLY: RECEIPT NUMBER _____ CASH CHECK CREDIT



PERMIT FEES PAID

Extended Porch 40.00
Building: \$ _____

Square Footage: _____ X 0.06

Manufactured Home: \$ _____

Square Footage: _____

Storage Building: \$ _____

Square Footage: _____

Fence: \$ _____

Electrical: \$ _____

Deck: \$ _____

Plumbing: \$ _____

Roof: \$ _____

Mechanical: \$ _____

Hot Water Heater: \$ _____

Foundation: \$ _____

Solar Panels: \$ _____

Framing: \$ _____

Insulation: \$ _____

Driveway & Flatwork: \$ _____

Certificate of Occupancy: \$ _____

Carport: \$ _____

Sprinkler System: \$ _____

Swimming Pool: \$ _____

Meter Tap: \$ _____

Backflow Deposit: \$ **200.00** (to be refunded upon receiving completed test within seven days of the backflow test)

PERMIT TOTAL: \$ *40.00*

TURLEY
 ENGINEERING & SURVEYING
 ENGINEERING FIRM NO. 1656
 SURVEY FIRM NO. 10069000
 301 N. 3RD ST.
 TEMPLE, TEXAS 76501
 WWW.TURLEY-ENG.COM
 817-253-2200



KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract with monuments. This Survey substantially complies with the current requirements for a Category 1A, Condition 3, TSPS Land and Title Survey. This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 6th day of April 2023.

Michael E. Alvis
 Michael E. Alvis, R.P.L.S., No. 5402

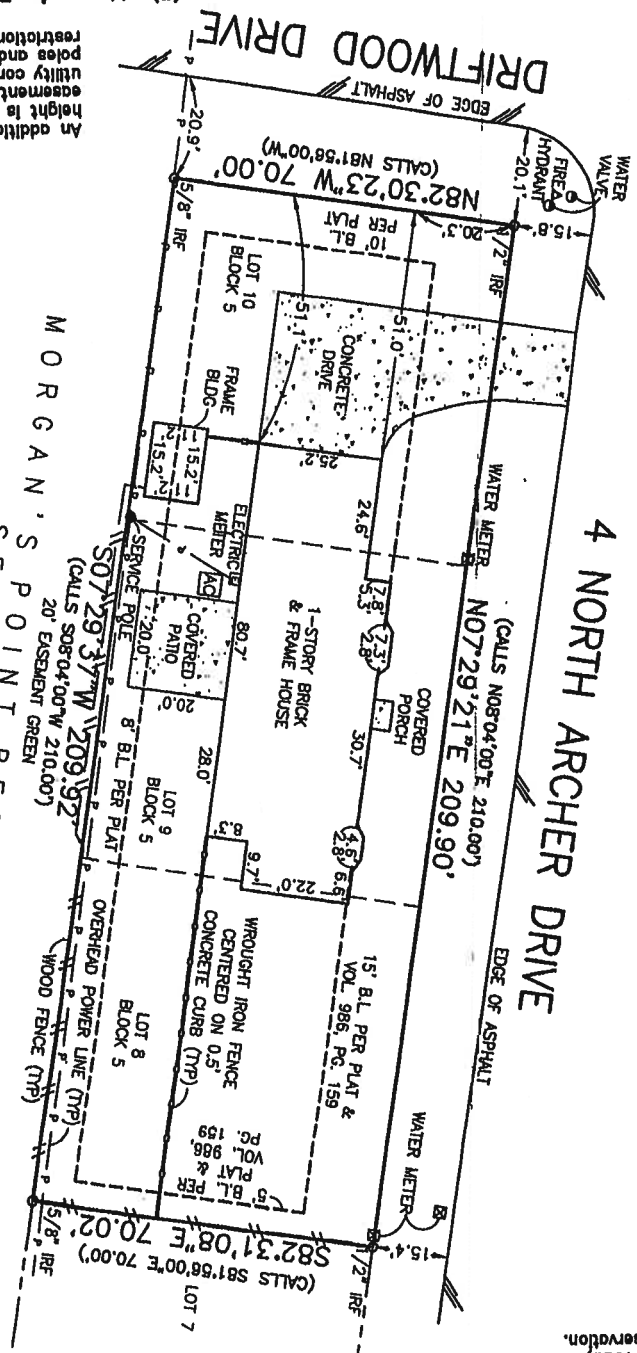
STATE OF TEXAS
 COUNTY OF BELL
 I do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract with monuments. This Survey substantially complies with the current requirements for a Category 1A, Condition 3, TSPS Land and Title Survey. This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E, dated September 26, 2008.

The following document affects this lot
 Vol. 986, Pg. 159
 The following documents do not affect this lot
 Vol. 886, Pg. 624
 Vol. 856, Pg. 233
 Vol. 807, Pg. 235
 Vol. 878, Pg. 159
 An additional aerial easement of 20' in height is reserved over such ground easements, where necessary for use by utility companies for overhead wires, lines, poles and like equipment, according to the restorations of record in Vol. 986, Pg. 159.

Barbara S. Rogers
 6/16/23

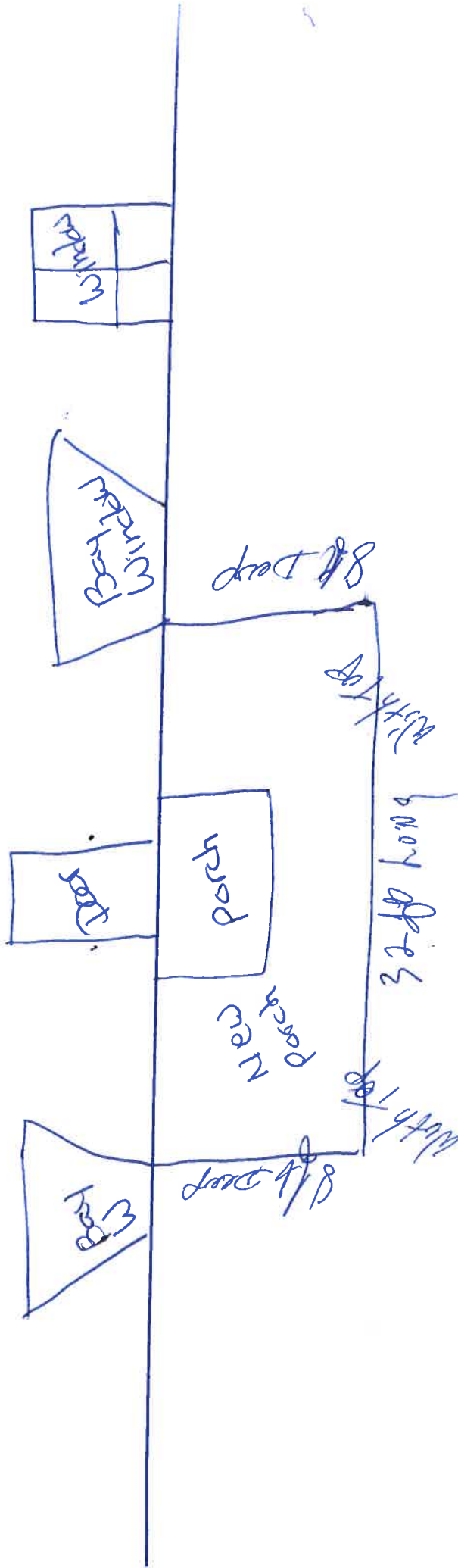
Barbara S. Rogers
 6/16/23

MORGAN'S POINT RESORT CITY
 CABINET SECTION 8-A
 SLIDE 247-A

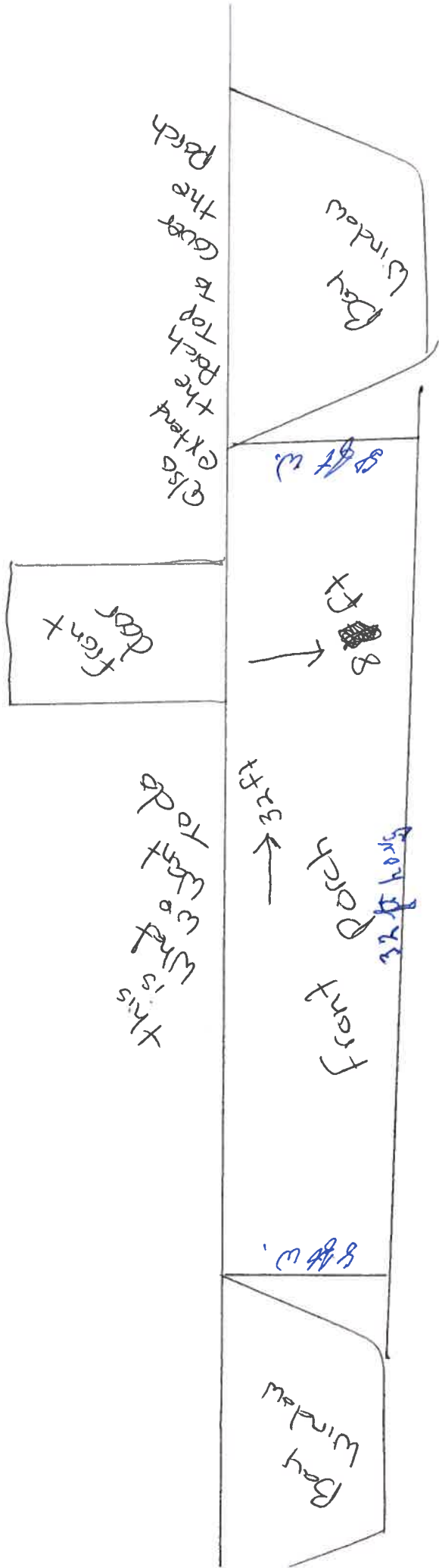
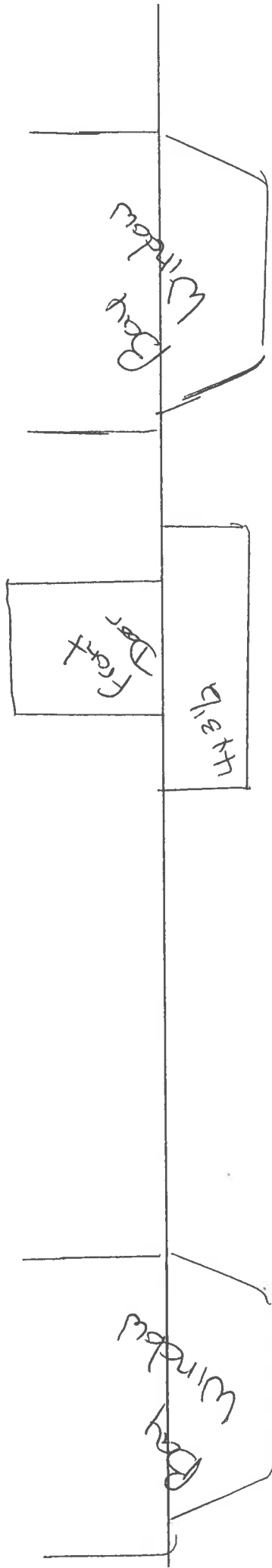


SCALE 1:30

House



front of 4N Archer as it is now





APPLICATION FOR VARIANCE REVIEW

Application # 11082023! (City Clerk assigns number)

Date: 11/6/23

"PLEASE PRINT CLEARLY"

Name of Requestor: RASCOE DAVID H.
Address: 4 NORTH ANCHOR DR Phone: 504-278-0060
Email: D.RASCOE101@GMAIL.COM

Name of Property Owner: DAVID & BRENDA RASCOE
Address: 4 N. ANCHOR DR - BRITAIN TX 76513 Phone: 504-278-0060
Email: _____

Property ID/Legal Description/ and Address: 77983
4 N: ANCHOR DR BRITAIN TX

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

Description of Request:

Lined area for describing the request, currently blank.

Signature of Owner/Requestor [Signature] Date 11/6/23

NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT:

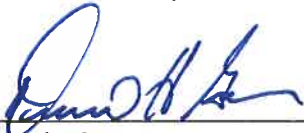
The City of Morgan’s Point Resort, Texas will hold a public hearing regarding a request for a Variance for an *extended porch* at the following addresses:

4 N ARCHER DR, MPR TX 76513

Topic will be discussed during a public hearing on December 5, 2023 at 6:00 PM during the Planning and Zoning Commission meeting in the Garrett & Mic Hill Community Center 60 Morgan’s Point Boulevard, Morgan’s Point Resort, Texas.


Following the Planning and Zoning Commission public hearing the request will be addressed at the City Council regular session for consideration, on December 12, 2023 at 6:00 PM, at the Mic and Garrett Hill Event Center located at 60 Morgan’s Point Boulevard.

By order of the Mayor of Morgan’s Point Resort, Texas, this the Nov 22, 2023.



Dennis Green, Mayor
City of Morgan’s Point Resort, Texas

ATTEST:



Camille Bowser, City Secretary
City of Morgan’s Point Resort, Texas



Tuesday, November 28, 2023

To Property Owners;

Previous letter received included incorrect reason for variance. Highlight portion is the correction.

Re: 4 N Archer Dr

Legal Description: Property ID 77983, Section 8A, Block 005, Lots 9

See attached for location.

This is a notice given that a Public Hearing will be held by the City of Morgan's Point Resort Planning & Zoning in the Garrett & Mic Hill Community Center at 60 Morgan's Point Boulevard, Morgan's Point Resort, Texas, on *Tuesday, December 5, 2023 at 6:00PM.*

This notice regards a variance request for placing an **extended porch**. All interested persons interested in the above-mentioned proposed request, at said time and place, shall have the right to appear and be heard.

Final recommendations to City Council from Planning & Zoning Commission will take place on Tuesday, *December 12, 2023 6:00 PM* in the Garrett & Mic Hill Community Center at 60 Morgan's Point Boulevard.

Sincerely,

Uryan Nelson, Interim City Manager

Search Here:

🔍

Show search results for 15 ...

Item d.

October 24, 2023

City of Morgan's Point Resort

Re: Boney Storage Building request

To whom it may concern,

James and Karen Boney moved to 15 Beachcomber Dr., MPR July 1995, and later purchased multiple lots adjacent to the homestead property with intention of adding a personal storage building. Area of the lots is 0.9 acres, heavily treed, with little to no visibility from Morgan's Point Rd. The building would be placed at the rear corner of the lot, with a driveway approximately 160' long. Neighbors with adjacent properties provided letters at the time approving of the building. See attached drawing.

The original building permit request was submitted April 29, 2021. Met with P&Z June 22, 2021. Permit conditionally approved by P&Z, subject to completing survey/plat. See attached June 22, 2021 P&Z minutes

City Council meeting July 13, 2021 request was tabled for further discussion. See attached July 13, 2021 City Council meeting minutes

City Council meeting September 14, 2021 request was denied by D Hartman, meanwhile the mayor and two council members were in favor. Reason stated for denial "this request could cause a precedent". See attached September 14, 2021 City Council meeting minutes

At the time of the meetings, City of Morgan's Point Resort Code of Ordinances Chapter 10, Article 10 defined Contiguous as "*adjacent property whose property lines are shared or are separated by only a street, alley, easement or right-of-way*". See attached July 14, 2021 reprint of ordinance definitions

We appreciate your consideration.

Sincerely

James Boney

James Boney

- Documents
- Morgan's Point Resort
 - Morgan's Point Resort Code of Ordinances
 - ▶ CHAPTER 1 GENERAL PROVISIONS
 - ▶ CHAPTER 2 ANIMAL CONTROL
 - ▶ CHAPTER 3 BUILDING REGULATIONS
 - ▶ CHAPTER 4 BUSINESS REGULATIONS
 - ▶ CHAPTER 5 FIRE PREVENTION AND PROTE
 - ▶ CHAPTER 6 HEALTH AND SANITATION
 - ▶ CHAPTER 7 MUNICIPAL COURT
 - ▶ CHAPTER 8 OFFENSES AND NUISANCES
 - ▶ CHAPTER 9 PERSONNEL
 - ▶ CHAPTER 10 SUBDIVISION REGULATION
 - ▶ ARTICLE 10.01 GENERAL PROVISIONS
 - (Reserved)
 - ▶ ARTICLE 10.02 SUBDIVISION ORDINANC
 - ▶ Division 1. Generally
 - ▶ Division 2. Administration
 - ▶ Division 3. Platting Procedure
 - ▶ Division 4. Improvements
 - ▶ Division 5. Design Standards
 - ▶ Division 6. Parkland Dedication
 - ▶ Division 7. Multifamily, Townhouse or G
 - ▶ Division 8. Manufactured Homes
 - ▶ CHAPTER 11 TAXATION
 - ▶ CHAPTER 12 TRAFFIC AND VEHICLES*
 - ▶ CHAPTER 13 UTILITIES
 - ▶ CHAPTER 14 ZONING

Document | Advanced Search

City. Means the City of Morgan's Point Resort, Texas.

City administrator. Means the chief administrative officer of the City of Morgan's Point Resort, Texas or his/her designated representative.

City council or council. Means the Morgan's Point Resort City Council.

City limits. Means within the incorporated boundaries of the city.

City staff. Means the officers, employees, and agents of the city assigned and designated from time to time by the city administrator and/or council, including but not limited to the city engineer, to review and/or comment and report on development plans.

City standard details and specifications. When published, means a library of city-approved drawings and technical data representing typical drainage, transportation, erosion and sedimentation control, and utility appurtenances to be constructed for city acceptance.

Collector street. Means a street that serves as the most direct link for traffic from local streets to major or minor arterial streets.

Commission. Means the planning and zoning commission of the city, or the city council if a planning and zoning commission is not operational.

Commissioners court. Means the Bell County Commissioners Court.

Contiguous. Means adjacent property whose property lines are shared or are separated by only a street, alley, easement or right-of-way.

Corner lot. Means a lot located at the intersection of and abutting on two (2) or more streets.

County. Means Bell County, Texas.

Item d.

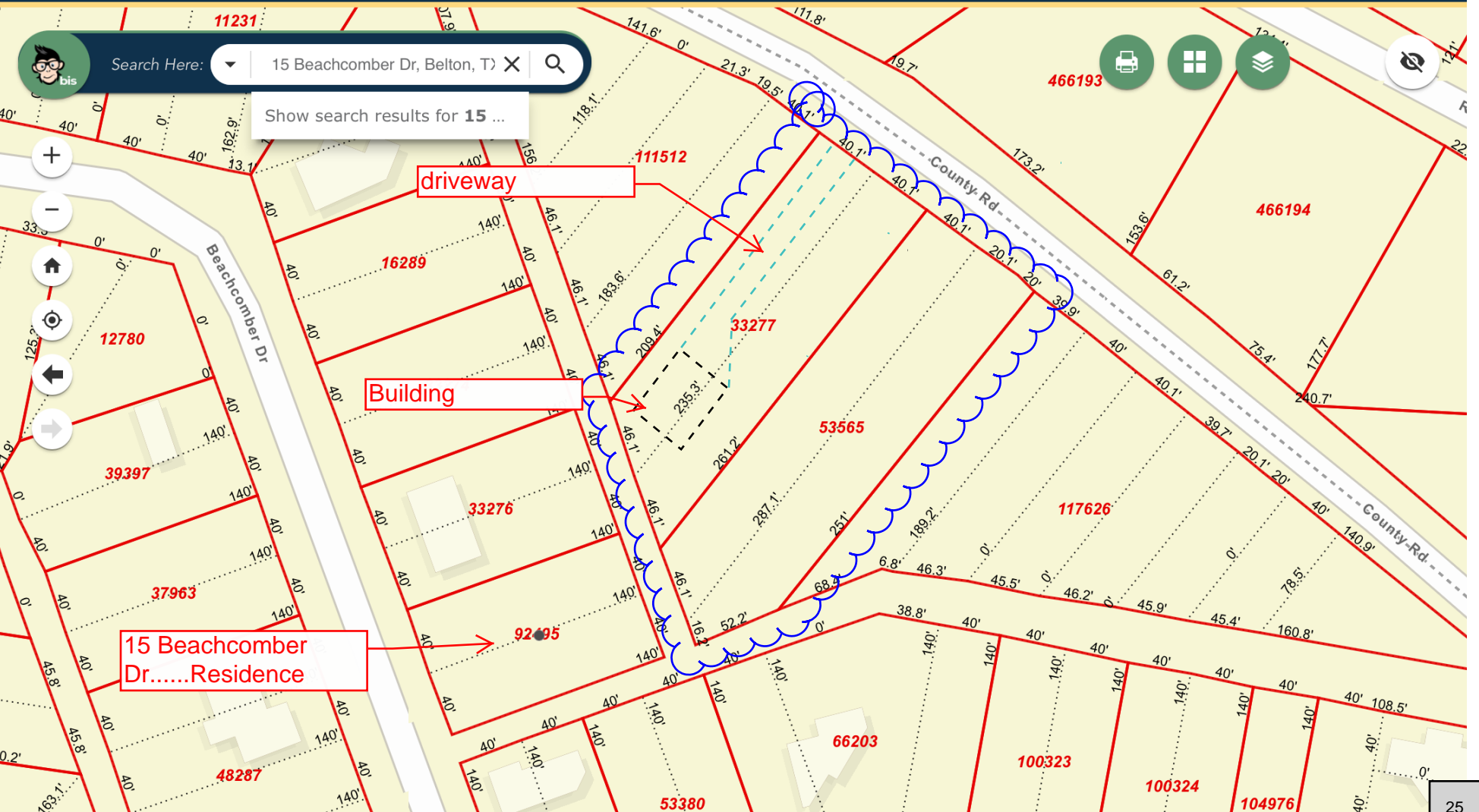


Property Search

Interactive Map

Online Protest

Online Forms



Item d.



CITY COUNCIL MEETING -REGULAR SESSION
Tuesday, July 13, 2021, 6:00 PM
MINUTES

Call to Order- Invocation, Pledge of Allegiance

Mayor Dennis Green called the meeting to order at 6:00PM. Mayor Pro-tem Donna Hartman led in the invocation, followed by City Council leading in the Pledge of allegiance.

Council members present: Mayor Dennis Green, City Council Donna Hartman, Shawn Knuckles, Bruce Leonhardt, Robbie Johnson, and Ronny Snow

City Staff: City Manager Dalton Rice, City Attorney Neale Potts, City Secretary Ophelia Rodriguez, Water Director Jesse Measles, Chief of Police Charles Cline,

Announcements and Citizens Comments-

Citizen Allen Heinle – Complimented the City on the traffic difference it has made since Oakmont Park has been closed at dusk.

Citizen & President EDC member Tom Edwards- advised that when Kleypas Park is completed, he would like the City Council to participate in a group photo with the donors and those who have contributed to the park. The date will be announced. Mr. Edwards said that the EDC had their first meeting 10 years ago this day, and has been through 6 City Managers since then, and added that it tends to make it difficult to build a relationship and get projects done. He suggested to allow this City Manager 5 years or more to see transformation in MPR and to halt the revolving door of City Managers.

Mayor Green stated he had taken his grandchildren to Kleypas Park and was very impressed. He recognized and complimented Mr. Edwards in his hard work with the park.

Boy Scout Logan Leonard- Eagle Scout presented a plan to contribute keeping the community clean from debris, trash, etc., by building garbage can holders.

Citizen Jim Baddock – thank the city for keeping the park closed at dusk and would like it to see it stay that way

Citizen Denise Seibert – stated to City Council, to honor the office of the City and Citizens you represent. She advised that she had voted for most of the Council. She expressed the city is not always going to get their wants and desires done but asked the Council to communicate with each other and honor and respect the city with their time.

Citizen Jimanne Durkee- Summer Reading Program will begin on Saturday July 24, July 31, and August 7 & 14th from 10 to 12 Noon. The theme is “Water Wet”. There will be children book purchase on water. In her 20 years of volunteering at the library she has only seen one or two Council members attend the program, and she extended an invitation to Council and others to visit the program.

Item 1 Discuss and take appropriate action- Minutes for June 8, 2021, Regular Session

Mayor Green entertained a motion. Council member Ronny Snow made the motion to accept minutes as written. Council member Bruce Leonhardt made the second motion. All present voted “Aye”. Motion carried.

Item 2 Discuss and take appropriate action- Ordinance 21-04 Authorizing and Ordering the Issuance of the City of Morgan's Point Resort, Texas Certificates of Obligation, Series 2021

Mayor Green stated that this has been discussed for possibly the last 2 years. Mayor Pro-tem Hartman stated she was stated she was in favor of this project but was not clear on with the language and how it is worded in the Ordinance. Mayor Pro-tem Hartman referred to City Attorney for change of verbiage. City Attorney responded that the city needed to refer to Bond Counsel. A lengthy discussion followed, Council member Ronny Snow made the motion to table for further information. Council member Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried. Lengthy discussion regarding another area of the CO by Mayor Pro-tem Hartman. Mr. Davis of Horizon bank clarified the question. City Manager Rice commented that tabling the Ordinance, he was not sure what this would do to the process and needed more clarification on this from Bond Counsel. Lengthy discussion followed in regards to the verbiage of the Ordinance. Mayor Pro-tem Hartman stated since a motion and second was made, it must be retracted before a new motion can be made. Council Member Ronny Snow retracted the original motion with Council member Bruce Leonhardt retracting the second motion with no opposition to the retraction. A motion was made by Mayor Pro-tem Donna Hartman, to approve Ordinance 21-04 as is with clarification to the language. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

Item 3 Discuss and take appropriate action- Permit Fee Schedules

City Council was provided comparisons of other city permit fee schedules. City Manager Rice stated the staff would review what areas the city should consider increasing and possibly adjust as needed. Mayor Pro-tem Hartman stated there needed to be more time to review the fee schedules comparisons. Council member Bruce Leonhardt made the motion to table to next meeting. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

Item 4 Discuss and take appropriate action- Variance Request- Carport 79 Oakmont Circle

*See Report from Chair Ken Hobbs of Planning and Zoning

Mr. Hobbs reported that the Forrest Family of 79 Oakmont have requested to build a carport that would extend into the 25-foot set back requirement. He stated the with City now having a carport ordinance in place, the P&Z Commission recommended approval with the condition that the carport be aesthetically pleasing to the home and to the surrounding community. The residents will submit a plan to the city of design and materials. Mayor Pro-tem Hartman asked how much variance was being requested. City Manager Rice stated 5 (five) foot variance. Council member Leonhardt asked if the home would be free standing or attached to the home. Mrs. Forrest answered, it would be up against the home and nicely built. Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to approve with conditions. Council member Shawn Knuckles made the second motion. All present voted "Aye". Motion carried.

Item 5 Discuss and take appropriate action- Accessory Building Request

*See Report from Chair Ken Hobbs of Planning & Zoning

Mr. Hobbs reported that the Boney Family submitted a plan to place an accessory building on additional property of which they own. He stated the discussion amongst the P&Z, was if the properties were a contiguous part of their current residence. It was said that since properties in question were behind the residence, separated by an easement it was determined that they were not part of a contiguous plat. With that Mr. Hobbs stated that he and P&Z recommended moving forward to City Council with conditions: the two additional properties be a combined plat with accessory building placed on the property. A very lengthy discussion followed regarding the use of the property, use of the easement, the City's access to the easement. It was agreed to table for further information. Mayor Pro-tem Hartman made the motion to table this item for more time to discuss and go through legal channels and asked City Attorney Potts to include his input. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

June 22, 2021

Council Members:

The Planning and Zoning committee met on June 22, 2021 and conducted new business regarding the following two (2) requests.

1. A variance request was made by John and Maggie Forrest who live at 70 Oakmont Circle. They have asked to construct a carport at their home which would extend into the 25-foot set back requirement at the front of the home. Since we now have a carport ordinance for homes in Morgan's Point Resort, the Planning and Zoning committee recommends approval of the request with conditions of carport design and construction to be aesthetically pleasing to the home and surrounding property. The Forrest's will submit their plan for design and building materials for approval by MPR.
2. A request for construction of an Accessory building was submitted by James and Karen Boney who live at 15 Beachcomber in MPR. They own two additional properties between them and Morgan's Point Road. The Accessory building would be placed on one of those two additional properties. The Planning and Zoning committee discussed if these additional properties were a contiguous part of their current residence. Since there is a green easement behind their residence and the two additional properties are behind the easement, it was determined they were not part of a contiguous plat. The Planning and Zoning committee recommended moving this forward to City Council with the following conditions. The two additional properties should be converted into one combined plat with the Accessory building place on the property as requested. This would allow for a sale of the additional properties in the future to have enough space to build a single-family residence and still follow MPR Accessory building ordinance.

There were no other action items on our agenda for consideration.

Respectfully submitted,

Kenneth W. Hobbs

Variance Request

Accessory Building Request



**CITY COUNCIL MEETING -REGULAR SESSION
Tuesday, September 14, 2021, 6:00 PM**

MINUTES

Call to Order- Invocation, Pledge of Allegiance

Mayor Dennis Green called the meeting to order at 6:00PM. Mayor Pro-tem Hartman led all in the invocation, followed by City Council leading in the Pledge of Allegiance.

Council Members Present: Mayor Dennis Green, Mayor Pro-tem Donna Hartman, Shawn Knuckles, Robbie Johnson, Bruce Leonhardt.

City Staff: City Manager Dalton Rice, City Attorney Neale Potts, City Secretary Ophelia Rodriguez, Police Chief Charles Cline, Fire Chief Taran Williams

Announcements/ Citizens Public Comments

Citizen Larry Hartman- Asked if Council would consider reinstating the Texas flag pledge back into the City Council meetings and asked there were any updates with a past discussion regarding the management of the City's only intersection due to the school traffic flow.

Citizen Jimanne Durkee- the city survey was complete and ready for mailing. She thanked all those that volunteered to fold and stuff envelopes for several hours.

Item 1 Discuss and take appropriate action- Sarah Wood – Library report on Summer Reading Program
Miss Wood gave the report on the summer Reading program. She was head of the program which consisted of 40 students with an attendance of 15 to 17 students each session. Sarah was recognized, presented with a gift and a letter of recognition by Mayor Dennis Green for her hard work and dedication to the City Library.

Item 2 Discuss and take appropriate action- Citizen of the Year 2020-2021

Mayor Dennis Green announced Jimanne Durkee as Citizen of the Year. Mrs. Durkee was recognized for her continual commitment to her community for so many years and long overdue. Jimanne's volunteerism with the success of the Library Summer Reading programs, maintaining the City's website, working with the City Manager's Coffee meetings with the public, other functions too many to list, shows her epitomizing leadership in our community.

Item 3 Discuss and take appropriate action- Minutes, July 13, 2021, August 3, 2021, August 10, 2021

Mayor Dennis Green entertained a motion. Mayor Pro-tem Hartman made the motion to approve the 3 sets of minutes as written. Council member Shawn Knuckles made the second motion. All present voted 'Aye'. Motion carried.

Item 4 Discuss and take appropriate action - PUBLIC HEARING- Proposed Tax Rate for the 2021 tax year (FY2022)

Mayor Dennis Green opened the floor to the public for comments regarding the Tax Rate at 6:15PM. With no comments from the floor, Mayor Green closed the floor at 6:16 PM.

Item 5 Discuss and take appropriate action -Vote on proposed Tax Rate for the 2021 tax year (FY2022)/ Ordinance 2021-06

Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to adopt Ordinance 2021-06 regarding the property tax rate be increased by the adoption of a tax rate of 61.92 per 1000, which is effectively a 13.22% percent increase in the tax. Mayor Pro-tem Hartman explained how the tax rate would impact citizens. A \$100K home would be \$23.40, \$200K home would be \$46.80, \$300K home would be \$70.20, \$400K home would be \$93.60. She reminded citizens of "Maintenance Fees" that were dissolved by Council. Mayor Pro-tem recognized Mr. Cary Erskine the city's finance director for his clear, easy to understand financial reports and charts. Council member Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried.

Item 6 Discuss and take appropriate action- Resolution 2021-17 Budget Amendments (FY 2020/2021)

City Manager Rice advised with the 3 weeks left before fiscal year's budget, the opportunity is available to purchase 2 much needed items. License plate cameras, that would collect traffic data within the city especially with the current school traffic flow. They are also capable to collect information on vehicles that are stolen. Also needed is a Server for all programs to include City's finance and payroll software. Mayor Green entertained a motion. Council member Robbie Johnson made the motion to accept Resolution 2021-17. Council member Shawn Knuckles made the second motion. All present voted "Aye". Motion carried.

Item 7 Discuss and take appropriate action- Accessory Building Request- Update since July 13, 2021

It was discussed in length regarding definition "Contiguous" in this section of the current ordinance. As discussed in prior meetings it was determined that to allow this request could cause a precedent. Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to deny. Council member Shawn Knuckles made the second motion. All present voted "Aye". Motion carried.

Item 8 Discuss and take appropriate action- Resolution 2021-19 FM 2483 Speed limit

Mayor Green entertained a motion. Council member Shawn Knuckles made the motion to support TX Dot in the reduction of speed on FM 2483. Mayor Pro-tem Hartman made the second motion. All present voted "Aye". Motion carried.


Item 9 Discuss and take appropriate action- Resolution 2021-18 Council member resignation

Mayor Green entertained a motion. Council member Bruce Leonhardt made the motion to accept the resignation of Ronny Snow. Mayor Pro-tem Hartman made the second motion. All present voted "Aye"

Item 10 City Manager's Report, Department Reports, Mayor & City Council Reports, or comments

See attached reports.

Adjournment Mayor Pro-tem Hartman made the motion to adjourn. Council member Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried. **Meeting adjourned at 7:30 PM.**


Dennis Green, Mayor
City of Morgan's Point Resort, Texas

ATTEST:


Ophelia Rodriguez, City Secretary



APPLICATION FOR VARIANCE REVIEW

Application # 11062023.2 (City Clerk assigns number)

Date: 11-6-23

"PLEASE PRINT CLEARLY"

Name of Requestor: JAMES BONEY
Address: 15 BEACHCOMBER DR BELTON Phone: 512 540 6175
Email: BONEY.JAMES.831@GMAIL.COM

Name of Property Owner: SAME
Address: _____ Phone: _____
Email: _____

Property ID/Legal Description/ and Address: 33277/53565
SECTION 4 BLOCK 036 LOTS 8-11 u 2800 MORGAN'S POINT RD.

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

Description of Request:

REQUEST PERMIT APPROVAL FOR ACCESSORY BLDG. TO BE PLACED
ON 0.9 ACRE PROPERTY ADJACENT TO HOMESTEAD
SEE ATTACHED

Signature of Owner/Requestor 

Date 11-6-23

NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT:


The City of Morgan’s Point Resort, Texas will hold a public hearing regarding a request for a Variance for a *accessory building permit* at the following addresses:

15 BEACHCOMBER DR, MPR TX 76513

Topic will be discussed during a public hearing on December 5, 2023 at 6:00 PM during the Planning and Zoning Commission meeting in the Garrett & Mic Hill Community Center 60 Morgan’s Point Boulevard, Morgan’s Point Resort, Texas.


Following the Planning and Zoning Commission public hearing the request will be addressed at the City Council regular session for consideration, on December 12, 2023 at 6:00 PM, at the Mic and Garrett Hill Event Center located at 60 Morgan’s Point Boulevard.

By order of the Mayor of Morgan’s Point Resort, Texas, this the Nov 22, 2023.



Dennis Green, Mayor
City of Morgan’s Point Resort, Texas

ATTEST:



Camille Bowser, City Secretary
City of Morgan’s Point Resort, Texas



Tuesday, November 28, 2023

To Property Owners;

Re: 15 Beachcomber Dr

Legal Description: Property ID 92495, Section 4, Block 007, Lots 16,17

See attached for location.

This is a notice given that a Public Hearing will be held by the City of Morgan's Point Resort Planning & Zoning in the Garrett & Mic Hill Community Center at 60 Morgan's Point Boulevard, Morgan's Point Resort, Texas, on *Tuesday, December 5, 2023 at 6:00PM.*

This notice regards a variance request for placing an accessory building on 0.9 acre property adjacent to homestead. All interested persons interested in the above-mentioned proposed request, at said time and place, shall have the right to appear and be heard.

Final recommendations to City Council from Planning & Zoning Commission will take place on Tuesday, *December 12, 2023 6:00 PM* in the Garrett & Mic Hill Community Center at 60 Morgan's Point Boulevard.

Sincerely,

Uryan Nelson, Interim City Manager